

# Memorandum



CITY OF DALLAS

DATE February 10, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **Management and Operation of Dallas Fair Park Solicitation Process**

In late 2016, the City began the two-step procurement process to seek qualified firms to provide proposals for the Management and Operation of Fair Park. The process began with a Request for Qualifications, to which three teams responded. Staff completed their evaluation this week and have determined that all three teams will move forward to the proposal phase.

The 3 firms deemed qualified are as follows:

1. In the City For Good
2. The Oak Cliff Foundation / Fair Park Redevelopment, Inc.
3. Fair Park Texas Foundation

To assist the City with the second step in the process, we are planning to contract with a consultant to provide technical expertise to supplement city staff in drafting the solicitation documents and evaluating the proposals.

On Thursday, February 9, 2017, Business Development and Procurement Services announced the names of the parties who submitted a proposal in response to the City of Dallas' Request for Competitive Sealed Proposal for the Development of Specifications for the Management and Operations of Fair Park.

The City received the following responses:

1. Hunden Strategic Partners
2. HR & A Advisors
3. Johnson Consulting
4. ETM Associates

Staff will begin evaluating the responses next week and anticipates a March 22, 2017 agenda item for Council consideration, if needed.

DATE February 10, 2017  
SUBJECT Management and Operation of Dallas Fair Park Solicitation Process

We will continue to keep the Mayor and Council informed throughout the process. Please let me know if you have any questions or need further information.



M. Elizabeth Reich  
Chief Financial Officer

c: T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Kimberly Bizzor Tolbert, Chief of Staff  
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager  
Mark McDaniel, Interim Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council  
Directors and Assistant Directors

# Memorandum



DATE February 10, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT Request for Information from the January 18, 2017, City Council Briefing  
Community Development in Dallas

On January 18, 2017, you were provided with information regarding Community Development in Dallas. Following are responses to questions asked during that presentation.

**Question #1: Please provide feedback received during the neighborhood public meeting held at the Martin Luther King, Jr. Community Center to solicit community input relating to development of the FY 2017-18 Consolidated Plan Budget.**

Response #1: The Community Development Commission held a meeting on Monday, January 10, 2017. 37 citizens attended. City staff from Housing/Community Services, Office of Financial Services, and 311 attended also. Comments expressed during the meeting were in support of funding for seniors, home repairs, and the community court.

**Question #2: What types of programs and services have been shifted from HUD funds to General Fund?**

Response #2: In the past 3 years, programs and services that have shifted from HUD funds to General Fund are dental health services for seniors in the amount of \$200,000 and the Business Assistance Center program in the amount of \$640,000.

**Question #3: Which Community Development Commission members are serving as liaisons to which groups?**

Response #3: Currently, Michael Przekwas (District 2) and Ann Parchem (District 11) serve as liaisons to the Continuum of Care; John Hazelton (District 13) serves as liaison to the Ryan White Planning Council of Dallas; and Antonia Hubert (At-Large Appointee) serves as liaison to the GrowSouth Initiative.

**Question #4: What agencies have received funding since last October? How long have these agencies received funds and how many new agencies have received funds during the last cycle?**

- Please see attached list from the Housing/Community Services Department.

**Question #5: What agencies have received funds for nonprofit agency public improvements?**

Response #4: In 2006, the City Council adopted a policy that requires that the nonprofit have: 1) at least 6 years of experience and financial information for the most recent 5 years; 2) 50% of the total cost of the project in cash; 3) and not received CDBG funds for a public improvement project in the previous fiscal year. Since implementation of the City's policy, Citizens Development Center is the only agency that has received public improvement funds for their agency. The agency received \$41,154 in January 2013 to make renovations to their facility which included expanding the front entryway, new security system, and HVAC improvements. The project was completed in May 2014. Citizens Development Center provides job training and employment services for adults with disabilities. On December 16, 2016, the Community Development Commission sent a memo to Council asking Council to reconsider the policy.

Please let me know if you have questions or additional information is needed.



M. Elizabeth Reich  
Chief Financial Officer

c: T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Mark McDaniel, Acting First Assistant City Manager

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

**FY 2016-17  
Consolidated Plan Agencies**

The agencies below were awarded funds during the most recent request for proposal process. Contracts were effective October 1, 2016 for FY 2016-17.

Agency Names	Amount	Year First Funded
<b>Community Development Block Grant</b>		
Citizens Development Center	\$ 25,000	2008 - 2016
Senior Source	50,000	*2006 - 2016
Southfair Community Development Corp.	10,000	*2006 - 2016
South Dallas/Fair Park Innercity Community Development Corp.	10,000	*2006 - 2016
CityWide Community Development Corp.	10,000	2008 - 2016
East Dallas Community Organization	10,000	*2006 - 2016
Builders of Hope	10,000	*2006 - 2016
<b>Emergency Solutions Grant</b>		
Austin Street Shelter	22,000	2016 (new)
Family Gateway	50,000	*2006 - 2016
Family Place	63,167	*2006 - 2016
Bridge Steps	378,279	2008 - 2016
Legal Aid of Northwest Texas	15,000	*2006 - 2016
Shared Housing	124,050	*2006 - 2016
Wilkinson Center	34,691	2016 (new)
City Square	133,711	*2006 - 2016
Metro Dallas Homeless Alliance	39,999	2008 - 2016
<b>Housing Opportunities for Persons with AIDS</b>		
Dallas County Health and Human Services	1,900,855	*2006 - 2016
Health Services of North Texas	580,000	*2006 - 2016
AIDS Services of Dallas	1,699,325	*2006 - 2016
My Second Chance, Inc.	180,961	*2006 - 2016
Open Arms, Inc. dba Bryan's House	53,625	*2006 - 2016
Legacy Counseling Center	903,601	*2006 - 2016
Metro Dallas Homeless Alliance	26,730	2016 (new)

\* Agencies that are listed have been funded for at least the past 10 years unless noted otherwise.

# Memorandum



CITY OF DALLAS

DATE February 10, 2017

TO Honorable Mayor and Members of the City Council

SUBJECT **Current Status of Navy Cleanup at Hensley Field**

The purpose of this Memorandum is to update you on the status of environmental conditions at Hensley Field, a large City-owned property located at 8200 W. Jefferson Boulevard, Dallas, Texas (City Council District 3). Historically, this property has also been referred to as Naval Air Station ("NAS") Dallas. Since 2002, the U.S. Navy ("Navy") has been cleaning up contamination related to its historic use of Hensley Field pursuant to a Settlement Agreement with the City of Dallas ("City"). Over the past 15 years, the Navy has conducted an extensive investigation of environmental conditions at Hensley Field and followed up by addressing soil impacts and removed hazardous materials from surface and below-grade improvements. However, impacts to groundwater and soil persist and it appears that the Navy will not meet its 2017 deadline for cleaning up the property to residential standards and unrestricted use. Moreover, the Navy has not developed a plan to finish the cleanup at a later date despite the City's repeated urging. For these reasons, Hensley Field remains underutilized. (For more details regarding the history of Hensley Field, NAS Dallas, and the Navy's ongoing cleanup activities, please see Attachment A.)

We anticipate that the Navy will breach its Settlement Agreement with the City. If so, my office will work with the City Attorney's Office to provide you with additional information and options regarding the next steps. The City will continue to work with the Navy in good faith towards compliance with the terms of the Settlement Agreement.

Please let me know if you have concerns or require additional information.

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

Jill A. Jordan, P.E.  
Assistant City Manager

#### Attachment

c: T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Mark McDaniel, Acting First Assistant City Manager

Eric D. Campbell, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council  
Directors and Assistant Directors  
John Dugdale, Senior Assistant City Attorney II

## Attachment A

**Background.** For nearly 100 years, the U.S. government used various portions of Hensley Field for military purposes. From 1949 to 1999, the Navy leased Hensley Field for use as the Naval Air Station Dallas (“NAS Dallas”). NAS Dallas closed in 1999 under the Defense Base Closure and Realignment Act of 1990. However, during the Navy operations at NAS Dallas, Hensley Field and neighboring properties were impacted by the Navy’s operations. The impacts related to the Navy’s use included (i) soil and groundwater contamination; (ii) the presence of asbestos containing materials (“ACM”) and lead-based paint (“LBP”); and (iii) the presence of solid waste, including construction and demolition debris. These impacts were identified by the parties during closure activities.

As part of the Navy’s closure of NAS Dallas, the City sought to ensure that impacts on its property at Hensley Field were properly addressed. The City’s effort included a demand letter and subsequent lawsuit in the United States Court of Federal Claims. The City and the Navy resolved the litigation through a Settlement Agreement executed in August 2002. In the Settlement Agreement, the Navy agreed (a) to clean up soil and groundwater contamination over a period of 15 years; and (b) pay the City the sum of \$18,550,000 to make up for the City’s lost use of Hensley Field during the Navy’s cleanup. The Settlement Agreement states that the Navy’s cleanup must meet the Texas Commission on Environmental Quality’s (“TCEQ”) regulatory closure requirements that would be protective of human health and the environment for residential property, requiring no institutional or engineering controls. This type of remediation will result in property suitable for any use, including residential, commercial/industrial, or recreational.

In return for the Navy’s promise to clean up Hensley Field, the City agreed to provide the Navy with access and to further impose restrictions on the use of Hensley Field during the Navy’s remediation. The Navy further agreed to perform the cleanup under an “open book” policy for sharing of data, reports, and work specifications with the City and various regulatory agencies. The City has met with the Navy and reviewed and provided comments on scopes of work, data, regulatory communications, and other documents to ensure the cleanup was conducted properly. The City also has expressed concern on numerous occasions over the past several years regarding the increasingly likelihood that the Navy would not meet the cleanup deadline of 2017.

**Current status of the Navy’s cleanup at Hensley Field.** The City continues to fully comply with its obligations under the Settlement Agreement, but as the Navy’s fifteen-year timeframe comes to an end it is apparent that the Navy will not complete the agreed-upon cleanup at Hensley Field in time. The Navy is responsible for cleanup of both soil and groundwater impacts that remain at Hensley Field, and these impacts are discussed in the following two paragraphs.

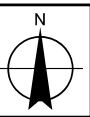
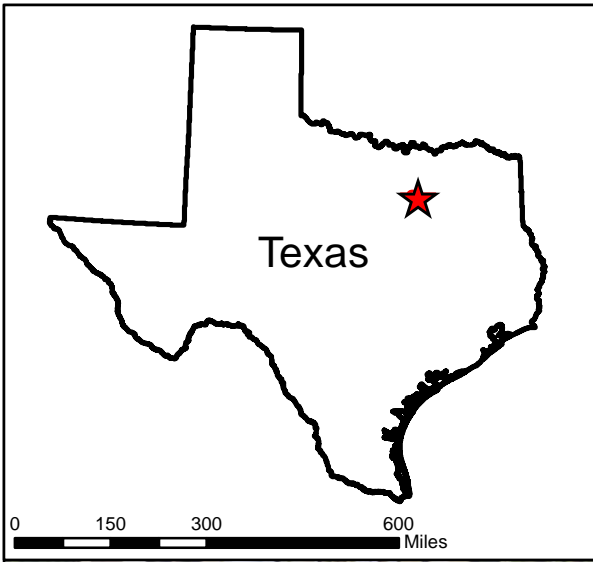
- Groundwater cleanup. On December 3, 2015, in response to a City communication, the Navy informed the City that the Navy’s consultants estimate that the remaining groundwater impacts would cost, at a minimum, an additional \$18 million to \$27 million to remediate. Groundwater impacts persist in at least nine (9) areas of the property. Those areas are identified on the attached map at:

SWMU 17/Building 1429, SWMU 17/Building 1423, SWMU 18, SWMU 79/136 Central, SWMU 85, SWMU 86, SWMU 108, and SWMU 138. The Navy is not making significant progress in a majority of these areas. In July 2016, the Navy conducted a pilot study for the groundwater impacts at SWMU 18 to implement a remedial plan for enhanced monitored natural attenuation (“EMNA”) at this one area. The Navy recently began conducting post-activity monitoring and sampling to evaluate the success of the remediation and will provide data to the City once additional quarterly monitoring events are completed.

- Soil cleanup. The Navy has addressed many soil impacts, but gaps remain. At a technical meeting on March 29, 2016, the Environmental Protection Agency (“EPA”) requested that the Navy investigate the possibility of soil and groundwater impacts at NAS Dallas related to the use of firefighting foams containing perfluorooctanoic acid (“PFOA”) and perfluorooctanesulfonic acid (“PFOS”). EPA has identified PFOA and PFOS as emerging contaminants of concern. The Navy agreed to investigate and collected groundwater samples in December 2016. Results from the groundwater testing are pending. In addition, the City has raised concerns about whether previous Navy excavation efforts failed to properly target areas of soil contamination. The Navy’s consultant has worked with the City to resolve most of the City’s soil concerns. City records show that in at least one remaining location, the Navy excavation may have failed to remove impacted soils. The TCEQ will request the Navy to provide additional data supporting that the soil was removed appropriately or for the Navy to investigate the soil location of concern. The cost associated with any potential soil cleanup related to issues identified in this paragraph has not been estimated by the Navy or City.

**The City’s ongoing demand that the Navy comply with Settlement Agreement.** The City continues to demand that the Navy comply with the terms of the Settlement Agreement, including the Navy’s fifteen-year timeframe to finalize the cleanup. On several recent occasions, the Navy has requested that the City waive the requirement in the Settlement Agreement that groundwater contamination be cleaned up to residential levels or agree to a much longer timeframe for cleanup. In response, the City has continued to insist that the timeframe and cleanup requirements identified in the Settlement Agreement remain in force, but that the City would consider a reasonable extension of time if proposed by the Navy in order to allow for a proper cleanup of Hensley Field. The Navy has not yet proposed any extension to the City.





X:\Nav\NAS\_Dallas\NAS\_Dallas\_Jan14\_AffectedPropMap.mxd

- |                         |   |  |
|-------------------------|---|--|
| January 2014 Isocontour | Owned by City of Dallas                               | Transferred from Navy to City of Grand Prairie |
| Gross PCLE Zone Outline | Transferred from Exelon Corporation to City of Dallas | Transferred from Navy to U.S. Army Reserve     |
| Demolished Building     | Transferred from Navy to City of Dallas               | Owned by Exelon Corporation                    |
| Existing Structure      |   |  |

**Affected Property Map**  
Former NAS Dallas, Texas

REQUESTED BY: T. Wiberg	DATE: 9/21/2015
DRAWN BY: A. Zimmerman	PROJECT NUMBER: 0888812796

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community; State boundary is from the United States Census Bureau; Some data are from TetraTech.

# Memorandum



DATE February 10, 2017

TO Members of the Budget, Finance and Audit Committee

SUBJECT **February 22, 2017 Agenda Items for Convention and Event Services**

The February 22, 2017 City Council Agenda includes the following Convention and Event Services items for your consideration:

**Agenda Item #8** – Authorize (1) an acquisition contract for the purchase and implementation of a surveillance camera system at the Kay Bailey Hutchison Convention Center Dallas in the amount of \$458,425; and (2) a five-year service contract for ongoing maintenance of the surveillance camera system in the amount of \$231,988 - Schneider Electric Buildings Americas, Inc., most advantageous proposer of seven - **Total not to exceed \$690,413** - Financing: Convention and Event Services Capital Construction Funds

This service contract will provide for the installation of approximately 219 cameras, as well as primary and secondary control centers at the Kay Bailey Hutchison Convention Center Dallas (KBHCCD). Original cameras at the KBHCCD are outdated and are functionally obsolete. Improvements at the KBHCCD are necessary due to heightened security awareness and will provide a supplement to current security staffing. This planned improvement was identified as a part of the Needs Inventory performed in 2010 and will assist KBHCCD in continuing to reduce the \$100M+ in outstanding needs. The new system will improve security measures for the benefit of staff, on-site contractors, show management, exhibitors, attendees and all other visitors to KBHCCD's two million square foot facility. An added benefit of this system is its ability to provide information sharing between the KBHCCD and City Hall Security, improving security operations between the two facilities.

Year 1 of this service contract will include final design and installation of all equipment. Years 2 through 6 will include ongoing maintenance of the security camera system. This action does not encumber funds; the purpose of this item is to establish firm pricing for services, for a specific term, which will be ordered on an as needed basis.

**Agenda Item #6** – Authorize a ten-year service contract, with two five-year renewal options, to provide communication services, including data, internet, and telecommunication services at the Kay Bailey Hutchison Convention Center Dallas - Smart City Networks, most advantageous proposer of three - **Estimated Total Net Revenue: \$10,219,018**

This service contract will provide communication services, including data, internet, and telecommunication services for show managers, exhibitors, attendees, and permanent event contractors hosting events at the KBHCCD. Smart City Networks Limited Partnership (SCNLP) is the current service provider for KBHCCD and services at over 35 convention centers and hospitality venues across the country. Smart City Networks has three decades of experience in public venues, with more than 17 million square feet of exhibit and meeting space.

Telecommunication services will be enhanced, including location services, a Mobility Services Engine (MSE), increased access points and connectivity, and an initial \$3,025,000 investment in network infrastructure. This service contract includes a 10-year term, with two five-year renewal options. The length of the contract allows for capitalization of capital improvements.

Upon execution of the new contract, SCNLP will provide the Convention & Event Services department with a minimum 40% revenue share for Data, Networking & Telecommunication revenues, escalating to 45% based on total annual revenue. SCNLP will provide a Minimum Annual Guarantee (MAG) of \$750,000 and an Aggregate Revenue Guarantee (ARG) for the 10-year contract period of \$9,000,000.

Should you have any questions, please contact my office.



Theresa O'Donnell  
Chief Resilience Officer

[Attachment]

Cc: Members of the Dallas City Council  
T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
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Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Elsa Cantu, Assistant to the City Manager – Mayor and Council

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** February 22, 2017

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** Business Development & Procurement Services  
Convention and Event Services

**CMO:** M. Elizabeth Reich, 670-7804  
Theresa O'Donnell, 671-9195

**MAPSCO:** N/A

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**SUBJECT**

Authorize a ten-year service contract, with two five-year renewal options, to provide communication services, including data, internet, and telecommunication services at the Kay Bailey Hutchison Convention Center Dallas - Smart City Networks, most advantageous proposer of three - Estimated Total Net Revenue: \$10,219,018

**BACKGROUND**

This service contract will provide communication services, including data, internet, and telecommunication services for event managers, exhibitors, attendees, and permanent event contractors hosting events at the Kay Bailey Hutchison Convention Center Dallas (KBHCCD).

This contract will also provide enhancements to the existing communication network through:

- Enhanced location services
- Enhanced wireless network management capabilities
- Increased Access Points (AP) for improved wireless internet connectivity
- Replacement of the existing Public Branch Exchange (PBX) system

Upon execution of the new contract, the awarded vendor will provide a minimum 40 percent revenue share for data, networking, and telecommunication revenues, escalating to 45 percent based on increased annual revenue. Through these revenue share percentages the vendor is providing a guarantee structure with two components; the vendor will provide a minimum guarantee of \$750,000 in revenue per year with an overall guarantee of \$9,000,000 over the life of the contract. If at the end of the contract term the vendor has not paid the City \$9,000,000 in revenue share, the vendor will pay the City the difference. The \$9,000,000 represents a minimum guarantee which may be exceeded depending on the total revenue generated through this contract.

**BACKGROUND (Continued)**

In addition, the vendor, in partnership with AT&T will be responsible for the design, installation, and operation of a distributed antenna system (DAS). A DAS is a network of cell phone antenna nodes that are connected to a common source in order to provide wireless communication service in a specific locality or building. The DAS will be deployed to provide network or cellular connectivity throughout the KBHCCD in areas where regular wireless coverage is not available. The KBHCCD will receive a 35 percent revenue share for these services. Furthermore, the contract also requires a 3 percent revenue share contribution to a dedicated technology fund used to maintain the integrity of the network systems, and an additional \$500,000 hardware refresh investment in year 5 of the contract to ensure technology services are up-to-date.

KBHCCD is a prominent convention and trade show facility with total exhibit space consisting of approximately 1,000,000 square feet. In addition to conventions and trade shows, the facility accommodates consumer shows, conferences, community functions, banquets, meetings, and seminars. The KBHCCD has an active year-round schedule of events. In FY 2014-15, KBHCCD hosted 103 events, comprised of more than 1 million total attendees.

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

- City Manager's Office (1)
- Park & Recreation (1)
- Communication & Information Services (1)
- Convention & Event Services (2)
- Business Development and Procurement Services (1)\*

\*Business Development and Procurement Services only evaluated the proposed revenue.

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

- Revenue value 30%
- Approach and methodology 30%
- Technology and functional match 20%
- Capabilities and expertise 20%

**BACKGROUND (Continued)**

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 1,590 email bid notifications to vendors registered under respective commodities. To further increase competition, Business Development and Procurement Services (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, BDPS' ResourceLINK Team (RLT) sent notifications 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 February 21, 2017.

**FISCAL INFORMATION**

\$10,219,017.48 - Estimated Total Net Revenue

**M/WBE INFORMATION**

- 313 - Vendors contacted
- 313 - No response
  - 0 - Response (Bid)
  - 0 - Response (No Bid)
  - 0 - Successful

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

**ETHNIC COMPOSITION**

**Smart City Networks**

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

**PROPOSAL INFORMATION**

Business Development and Procurement Services received the following proposals from solicitation number BHZ1605. We opened them on January 29, 2016. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>
*Smart City Networks	5795 W. Badura Ave. Suite 110 Las Vegas, NV 89118	96.00%
Hospitality Network LLC	1700 Vegas Dr. Las Vegas, NV 89106	63.73%
General Datatech, L.P.	999 Metro Media Pl. Dallas, TX 75247	55.27%

**OWNER**

**Smart City Networks**

Martin Rubin, President  
James Pearson, Vice President

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** February 22, 2017

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Business Development & Procurement Services  
Convention and Event Services

**CMO:** Elizabeth Reich, 670-7804  
Theresa O'Donnell, 671-9195

**MAPSCO:** 45P

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**SUBJECT**

Authorize **(1)** an acquisition contract for the purchase and implementation of a surveillance camera system at the Kay Bailey Hutchison Convention Center Dallas in the amount of \$458,425; and **(2)** a five-year service contract for ongoing maintenance of the surveillance camera system in the amount of \$231,988 - Schneider Electric Buildings Americas, Inc., most advantageous proposer of seven - Total not to exceed \$690,413 - Financing: Convention and Event Services Capital Construction Funds

**BACKGROUND**

These contracts provide for the purchase, implementation, and maintenance of a surveillance camera system at the Kay Bailey Hutchison Convention Center Dallas (KBHCCD). The system to be installed will consist of approximately 219 interior and exterior cameras, as well as primary and secondary control centers. The system will be viewable at both control centers at KBHCCD as well as at City Hall. Additionally, the system is capable of allowing remote viewing of camera video from cell phones, tablets, laptops, and other mobile devices, for personnel with proper hardware/software and credentials. Cameras on the system are capable of detecting motion and suspect tracking with DVR recording capabilities with 30 days of video storage.

Security improvements at the KBHCCD are necessary due to heightened security requirements as noted in a Needs Inventory Assessment. The system will improve security for staff, on-site contractors, show management, exhibitors, attendees, and all other visitors to KBHCCD's two million square foot facility.



**BACKGROUND (Continued)**

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

- Convention & Event Services (2)
- Equipment & Building Services (1)
- Office of Emergency Services (1)
- Communication & Information Services (1)
- Business Development and Procurement Services (2)\*

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

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

- Cost 30%
- Functional and technical match 30%
- Approach and methodology 15%
- Experience and capability 10%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,083 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, BDPS' Resource LINK Team (RLT) sent notifications 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 February 21, 2017.

**FISCAL INFORMATION**

\$690,413.00 - Convention and Event Services Capital Construction Funds

**M/WBE INFORMATION**

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

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

**ETHNIC COMPOSITION**

Schneider Electric Buildings Americas, Inc.

White Male	211	White Female	87
Black Male	24	Black Female	16
Hispanic Male	37	Hispanic Female	10
Other Male	25	Other Female	0

**PROPOSAL INFORMATION**

Business Development and Procurement Services received the following proposals from solicitation number BHZ1615. We opened them on September 23, 2016. We recommend the City Council award these contracts in their entirety to the most advantageous proposer.

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>	<b><u>Amount</u></b>
*Schneider Electric Buildings Americas, Inc.	1650 W. Crosby Rd. Carrollton, TX 75006	92.0%	\$ 690,413.00
Convergint Technologies LLC	2304 Tarpley Rd. Suite 124 Carrollton, TX 75006	82.3%	\$ 889,946.00
Climatec, LLC	2851 W. Kathleen Rd. Phoenix, AZ 85053	81.2%	\$ 842,763.00
Sigma Surveillance, Inc. dba STS360	4040 State Highway 121 Carrollton, TX 75010	71.6%	\$1,026,752.00

**PROPOSAL INFORMATION (Continued)**

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>	<b><u>Amount</u></b>
CelPlan Technologies, Inc.	1920 Association Dr. 4th Floor Reston, VA 20191	63.3%	\$1,412,957.05
Netronix Integration, Inc.	2170 Paragon Dr. San Jose, CA 95131	54.3%	\$4,646,591.00
Masterminders Group LLC dba Olympus Security Solutions	2000 Laughlin Ct. Arlington, TX 76012	32.0%	\$5,839,364.29

**OWNER**

**Schneider Electric Buildings Americas, Inc.**

Jim Sandelin, President  
Sebastien Chagve, Vice President  
Victor Copeland, Secretary

# Memorandum



DATE: February 10, 2017

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

SUBJECT: **City of Dallas 457 Plan**

The memorandum is in response to a request for information regarding catch-up provisions during the Budget, Finance, & Audit Committee Briefing on Monday, February 6, 2017. Annual deferral limits for any calendar year cannot exceed the contribution limits established by the IRS. The 2017 limits are:

<b>457 Plan Limits</b>	<b>2017</b>
Annual Deferrals	\$18,000
*Age 50 Catch-Up	\$6,000
*Special Catch-Up	\$18,000

*\*Both catch-up provisions may not be used in the same calendar year.*

1. **Age 50 Catch-Up** - a participant who will attain age 50 or more by the end of 2017 is permitted to contribute an additional \$6,000 over the annual deferral limit of \$18,000, up to a maximum total of \$24,000.
2. **Special Catch-Up** - If 2017 is one of a participant's last 3 calendar years ending before the year in which the participant attains normal retirement age, the participant may be eligible to contribute an additional \$18,000 over the annual deferral limit of \$18,000, up to a maximum total of \$36,000.

Participants can learn more about the catch-up provisions by calling Fidelity at (800) 642-7131 or by going to [www.getguidance.fidelity.com](http://www.getguidance.fidelity.com) and scheduling a complimentary consultation with a Retirement Planner.

Participants that want to take advantage of the special catch-up provision or need information can contact Bill Botel, Deferred Compensation Manager, at [william.botel@dallacityhall.com](mailto:william.botel@dallacityhall.com) or at (214) 670-1837.

Please let me know if you have questions or need additional information.



M. Elizabeth Reich  
Chief Financial Officer

cc: Honorable Mayor and Members of the City Council  
T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Mark McDaniel, Acting First Assistant City Manager

Eric D. Campbell, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Joey Zapata, Assistant City Manager  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council  
Directors and Assistant Directors

# Memorandum



DATE February 10, 2017

TO Members of the Economic Development Committee:  
Rick Callahan (Chair), Casey Thomas, II (Vice Chair), Adam Medrano, Lee Kleinman, Carolyn King  
Arnold, B. Adam McGough

SUBJECT **February 22, 2017 Council Agenda – Upcoming Agenda Items # 55-60.**

Due to the Economic Development Committee meeting being held on February 21, 2017, a day before the subject Council meeting, this memo regarding upcoming agenda items is being provided for your information.

**Agenda Item # 55** – This item authorizes a mediated settlement for the acquisition of approximately 7,044 square feet of land located near the intersection of Royal and Goodnight Lanes for the Goodnight Lane Street Improvements Project. The mediated settlement amount shall not exceed \$76,550 (\$73,250 being the mediation settlement amount, plus closing costs and title expenses not to exceed \$3,300). This mediated settlement will allow acquisition of the property without further condemnation proceedings.

**Agenda Item # 56** - This item grants a private license to Cary Ray, Neil Connell, and Jack Chaplin for the use of approximately 65 square feet of land to occupy, maintain and utilize a sidewalk cafe on a portion of Greenville Avenue right-of-way, near its intersection with La Vista Court. The license fee is \$200 annually and the use of this area will not impede pedestrian or vehicular traffic. The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

**Agenda Item # 57** - This item grants a revocable license to Spice in the City, LLC for the use of approximately 12 square feet of aerial space to install, occupy, use and maintain an aerial sign, over and above a portion of Commerce Street right-of-way, near its intersection with Lane Street. The license fee is \$1,000 annually and the use of this area will not impede pedestrian or vehicular traffic. The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

**Agenda Item # 58** - This item authorizes the abandonment of a portion of Cross Timbers Lane to Plano Independent School District, the abutting owner. The area will be included with the property of the abutting owner for a new school. The owner will dedicate approximately 2,923 square feet of land needed for street right-of-way. The abandonment fee of \$334,739 is based on an independent appraisal.

**Agenda Item # 59** - This item authorizes the abandonment of an alley and an alley site easement to West Commerce Investments, LLC, the abutting owner. The area will be included with the property of the abutting owner for the construction of a multi-family development. The abandonment fee of \$132,705 is based on an independent appraisal.

**Agenda Item # 60** - This item authorizes the abandonment of portions of two utility easements and a portion of a water, sewer, and drainage easement to Quiktrip Corporation, the abutting owner. The area will be included with the property of the abutting owner for the construction of a new convenience store with a multi-pump gas

station. The cost for this abandonment of \$23,086 is based on Dallas Central Appraisal District values and the minimum processing fee pursuant to the Dallas City Code.

Please let me know if you have any questions. Thank you.



Mark McDaniel  
Acting First Assistant City Manager

C: The Honorable Mayor and Members of the City Council  
T.C. Broadnax, City Manager  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager  
Joey Zapata, Assistant City Manager  
Larry Casto, City Attorney  
M. Elizabeth Reich, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council  
David Cossum, Director, Sustainable Development and Construction  
Directors and Assistant Directors

# Memorandum



DATE: February 10, 2017  
TO: Honorable Mayor and Members of the City Council  
SUBJECT: **City License Applications**

Attached is a list of the most recent Dance Hall and/or Sexual Oriented Business applications received for the week of January 30 – February 3, 2017 by the Narcotics Bureau Licensing Squad of the Dallas Police Department.

Please have your staff contact Sergeant Lisette Rivera, #7947 at (214) 670-4811 and/or by email at [lisette.rivera@dpd.ci.dallas.tx.us](mailto:lisette.rivera@dpd.ci.dallas.tx.us) should you need further information.



Eric D. Campbell  
Assistant City Manager

[Attachment]

cc: T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Mark McDaniel, Acting First Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager

Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council  
Interim Chief David Pughes, Dallas Police Department  
Directors and Assistant Directors



# ***Weekly License Application Report***

*January 30, 2017 - February 03, 2017*

<b><i>BEAT</i></b>	<b><i>DIST.</i></b>	<b><i>NAME OF BUSINESS</i></b>	<b><i>ADDRESS</i></b>	<b><i>LICENSE</i></b>	<b><i>STATUS</i></b>	<b><i>LATE HOUR</i></b>	<b><i>DATE</i></b>	<b><i>APPLICANT</i></b>
552	6	DG'S, A GENTLEMAN'S CLUB	2117 W. NORTHWEST HWY	SOB-CABARET	RENEWAL	NO	2/3/2017	LORIMER, PAULA
317	7	MANHATTAN CLUB	2715 MEADOWS STREET	DH-CLASS A	RENEWAL	NO	2/3/2017	GRIFFIN, R. L. SR.
546	14	ROUND-UP SALOON	3912 CEDAR SPRINGS	DH-CLASS A	RENEWAL	NO	1/30/2017	MILLER, GARY

***License Definitions:***

- DH - Class "A" -Dance Hall - Dancing Permitted 3 Days Or More A Week***
- DH - Class "B" Dance Hall - Dancing Permitted Less Than Three Days a Week***
- DH - Class "C" Dance Hall - Dancing Scheduled One Day At A Time***
- DH - Class "E" Dance Hall - Dancing Permitted Seven Days A Week for Persons Age 14 through Age 18 Only***
- LH - Late Hours Permit - Can Operate A Dance Hall Until 4:00***
- BH - Billiard Hall - Billiards Are Played***
- SOB - Sexually Oriented Business - Adult Arcade / Adult Book/Video Store / Adult Cabaret / Adult Adult Theater / Escort Agency / Nude Model Studio***

*Monday, February 06, 2017*

*Page 1 of 1*