



Answers to Council Questions – June 27, 2023

Item #1: Present and discuss non-profit organization grant funding for Fiscal Year 2024.

Question 1: Would you please provide for each of the nonprofits presenting:

- Amount requested.
- Amount last granted and any conditions on the amount awarded (i.e. - matching).
- How much has Addison contributed to each non-profit each year for the past 5 years?
- The specific number of Addison residents involved and in what capacity i.e. - number of participants served, number of Addison volunteers, etc.

Response:

FY2024 Amount Requested:

Addison Arbor Foundation - \$65,000 (full primary grant)
 Dallas Cat Lady - \$5,000
 Metrocare Services - \$10,000
 Metrocrest Services - \$82,650
 Outcry Theatre - \$10,000
 WaterTower Theatre - \$450,000 (full primary grant)
 Woven Health Clinic - \$8,000

FY2023 Approved Funding:

Addison Arbor Foundation - \$65,000 = \$50,000 primary grant + \$15,000 matching funds
 Dallas Cat Lady - \$5,000
 Metrocare Services - \$2,500
 Metrocrest Services - \$82,650
 Outcry Theatre - \$2,500
 WaterTower Theatre - \$425,000 = \$226,589 primary grant + \$150,000 matching funds + \$16,400 in-kind office rent + \$32,011 in-kind production rent
 Woven Health Clinic - \$5,000

Non-Profit Organization	FY2023	FY2022	FY2021	FY2020	FY2019
Addison Arbor Foundation	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Dallas Cat Lady	\$5,000	\$5,000	\$5,000	\$5,000	N/A
Metrocrest Chamber of Comm.	N/A	N/A	N/A	\$35,000	\$35,000
Metrocare Services	\$2,500	\$2,500	\$2,500	\$5,000	N/A
Woven Health Clinic	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Metrocrest Services	\$82,650	\$66,120	\$66,120	\$66,120	\$66,000
The Family Place	N/A	\$2,500	\$2,500	\$2,500	\$2,500
WaterTower Theatre	\$425,000	\$375,000	\$375,000	\$500,000	\$445,000



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Outcry Theatre	\$2,500	\$2,500	\$2,500	\$5,000	N/A
Cavanaugh Flight Museum	N/A	N/A	N/A	\$65,000	\$50,000

Number of residents the NPO provided services for (per application):

Non-Profit Organization	FY2023	FY2024
Addison Arbor Foundation	All residents	All residents
Dallas Cat Lady	39	40
Metrocrest Chamber of Comm.	1,076	1,130
Metrocare Services	19	32-80
Woven Health Clinic	180	180
The Family Place	N/A	N/A
WaterTower Theatre	18,600	25,000+
Outcry Theatre	100	125
Cavanaugh Flight Museum	N/A	N/A

Question 2: Would you also provide the budgeted amount from the hotel fund that will not take the fund into a negative balance.

Response: The hotel fund ended fiscal year 2022 with a total fund balance of \$4,641,300 and we estimate we will end fiscal year 2023 with a total fund balance of approximately \$4.1M. Budgeted expenditures beginning in FY24 are proposed to be reduced in areas where funds have not been fully utilized in past years. This results in the fund maintaining a fund balance in excess of the amount required by the Town’s financial policies over the next ten years.

Item #2: Present and discuss an update on Addison Kaboom Town! 2023.

Question 1: What is total cost of Kaboom Town? How much is offset by sponsorships?

Response: Total cost budgeted is \$531,809. Sponsorship dollars secured for 2023 is \$77,250. Additional revenue streams include a percentage from food, beverage and merch sales that will be calculated post event.

Item #3: Present and discuss a review of the Facility Utilization Study Phases 1 and 2.

Question 1: Is the webpage at <https://addisontexas.net/general/facilities-guide> up to



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date? If yes, can you please share the cost incurred by the Town if any for Police Substation at 4943 Addison Circle, Addison, TX 75001? Also, can you please share when and how this location is used?

Response: Yes. There are no annual costs (other than IT and janitorial) incurred for this space. It was donated to the Police Department when Addison Circle was built. PD uses this space as a command post during special events and it is available for officers to write reports, take phone calls or meet complainants.

Item #5: Consider action on Change Order #1 to the Fiscal Year 2023 contract with Rey-Mar Construction LLC for the construction of the Lake Forest Drive Waterline Upgrades and Wastewater Improvements Project and authorize the City Manager to execute the change order in an amount not to exceed \$1,338,646.40.

Question 1: After the bid opening, what other alternative options did staff explore to secure a contractor?

Response: Staff explored alternative options for procurement, including engaging contractors through purchasing cooperatives like BuyBoard and leveraging the Town's existing IDIQ contract.

Upon receiving a cost proposal from the BuyBoard cooperative for the wastewater pipe bursting component of the project, it was found to be comparable to the pricing obtained through the IDIQ contract. However, implementing the BuyBoard option would have necessitated dividing the project into two distinct phases, each requiring the involvement of separate contractors operating at different times. This approach would have extended the construction timeframe and caused a more significant inconvenience to residents.

Question 2: What factors contributed to the increase (\$309,454.40) in overall cost between the Total Project Cost (\$1,508,454.00) and the Original Project Budget (\$1,199,000.00). How was the Original Projected Budget developed?

Response: After consulting with contractors, staff identified the primary factors contributing to the increased costs as follows:

- Restricted work area: The contractors expressed concerns about operating within a confined space on a private drive while ensuring uninterrupted access for residents.
- Limited staging space: The available area for equipment and material placement was insufficient, posing logistical challenges for the contractors.
- Subsurface rock: The presence of substantial subsurface rock in the area added complexity to the project, requiring additional resources and effort.

The original project budget was developed based on bids with similar line items in the



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DFW area.

Question 3: Please describe the temporary water lines and temporary wastewater lines, their phasing and impact to resident access and service in the area.

Response: To ensure uninterrupted water services during the construction of the new water line, temporary bypass water lines will be installed. These temporary lines will facilitate the continuation of existing water services until the completion of the new water line. By minimizing service disruptions, this approach aims to mitigate the impact on residents, reducing the frequency of interruptions to their water service.

Similarly, for the pipe bursting operation between wastewater manholes, temporary bypassing of the wastewater lines will be necessary. It is crucial to halt active flows in the sewer pipe during the pipe bursting process. The temporary bypass will enable the necessary work to be carried out while allowing wastewater flows to proceed unaffected, ensuring normal functioning of the system.

Question 5: How does the funding for the IDIQ contract with Re-Mar Construction work? Does the \$150,000 cover work done up to that amount and then require additional funding approval beyond that?

Response: Correct. As per the Council's approval of the IDIQ contract in April 2022, an annual budget of \$150,000 has been allocated for the utility IDIQ contract. However, any additional funding exceeding \$50,000 necessitates the approval of the City Council.

Question 6: Would like background on the option of working with the homeowners to replace the road. The road is in bad shape. I understand there is significant cost savings with replacing the pavement when repairing the utilities underneath a road.

- Did the Town pursue working with the homeowners to replace the road. If so, what was the outcome of those efforts?

Response: Town staff made extensive efforts to collaborate with homeowners in addressing the road replacement issue. Multiple meetings were held between Town staff and homeowners to discuss the possibility of including the repaving of the private roadway as part of the larger project, with homeowners funding the paving costs.

To facilitate the road replacement process, all homeowners were required to sign a right-of-entry agreement that outlined the specific obligations and responsibilities of each party involved. The City Attorney drafted this right of entry.

Unfortunately, despite the numerous meetings and efforts made by both Town staff and homeowners, a consensus could not be reached. Several homeowners objected to the indemnification clause intended to protect the Town from potential liabilities during the



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road replacement process. These disagreements ultimately led to an impasse, preventing the parties from reaching a solution.

Question 7: More explanation on the no bid received and going with Rey-Mar Construction. What is the reason for no bidders on the project?

Response: After the bidding process concluded, staff reached out to contractors to inquire about their reasons for not submitting bids for the project. The primary feedback received highlighted concerns regarding liability associated with conducting the project in a confined area situated on privately owned property. Contractors also expressed apprehensions about the availability of suitable spaces for staging materials and equipment. This, coupled with the relatively small size of the project, led to no bidders.

Staff then sought other options to perform the work, including getting pricing on individual components of the project and utilizing our existing IDIQ contractor (Rey-Mar). Since the Town already has a contract with Rey-Mar and their pricing was in-line with that received on individual components, it was determined that they would be the best option for the work.

Item #6: Consider action on a Resolution approving an agreement with VFC Group, LLC (d/b/a Taylor Lightning Protection, LLC) to install lightning protection for four (4) Town facilities and authorizing the City Manager to execute the agreement in an amount not to exceed \$77,684.28.

Question 1: Does the addition of lightning protection effect our insurance rates for these buildings?

Response: The Town's current insurance provider does not offer rate reduction or discounts for these types of additions.

Question 2: Will a roofing contractor be required for any of these installations?

Response: Taylor Lightning Protection will perform all duties in relation to the project.

Question 3: What is the construction timetable if approved?

Response: We are planning to start on July 10th based on submittal of a purchase order. Looking at completion date of September 15th.

Question 4: Why just these 4 facilities? What is the lightning protection status of the other facilities in Addison?



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Response: Police, Fire Station 1 and the Service Center have high end networking equipment and public communication equipment. The Athletic Club has newer and expensive equipment such as the Dectron, chiller and boiler units that keep the building operational.

Fire Station 2 has a single lightning rod on the peak of the bay area. The Athletic Club has some already, but only for the fitness wing, not protecting the remainder of the building. The remaining buildings do not have lightning protection currently.

Question 5: Have we ever had any lightning protection systems in the past? If so, can staff please share the cost, results, etc.?

Response: Fire Station 2 has a single lightning rod on the peak of the bay area. The Athletic Club has some already, but only for the fitness wing, not protecting the remainder of the building. Staff does not have the cost from these items as they were purchased long ago. The remaining buildings do not have lightning protection currently.

Question 6: Has a Town facility ever been hit by lightning caused electrical damage? If so, can staff please share a high-level summary of the electrical damage?

Response: Yes, Fire station # 1 was hit by lightning. The electrical damage was extensive. It fried the memory chip on Police Report Management System server and destroyed two radio communication servers.

Item #7: Consider action on a Resolution approving an agreement with Mexzim Corporation to remodel Fire Station #1 and #2 dormitory rooms and authorizing the City Manager to execute the agreement in an amount not to exceed \$314,235.50.

Question 1: If approved, what are the construction time tables for these projects?

Response: Based on the material lead times, work will start on 8/14 at Fire Station 1 with the expected completion by 9/8. Fire Station 2 will start on 9/11 with the expected completion of 10/6.

Question 2: How will sleeping facilities be provided during the construction at each station?

Response: Station 1's training room will be used as a temporary sleeping area using existing mattresses. Station 2 elected to utilize their living room as a temporary sleeping area. They are also able to use the training room at Station 1 if needed. We are requiring that the company have all materials and tools on site before they start to minimize the inconvenience.