Quorum = 8

Agenda

Dallas Area Rapid Transit
COMMITTEE-OF-THE-WHOLE
Tuesday, September 22, 2026, 4:30 P.M. – Board Room
1401 Pacific Ave., Dallas, Texas 75202

General Items:

1. This item will be discussed at the Board of Directors' meeting only.
2. Approval of Minutes: September 8, 2026
3. Items of Interest
4. Public Comments – Agenda Item Specific
5. This item will be discussed at the Board of Directors' meeting only.
6. This item will be discussed at the Board of Directors' meeting only.
7. This item will be discussed at the Board of Directors' meeting only.

Consent Items: 8 through 17 will be discussed at the Board of Directors' meeting only.

Individual Items: 18 through 21 will be discussed at the Board of Directors' meeting only.

Administration:

22. +Approval of Reaffirmation of Existing DART Board Members
    (Presenters: Gary Slagel/Gene Gamez)
    [5 minutes – presentation; 5 minutes – Q&A]

Development & Innovation:

23. Approval of Contract for Dallas County Hospital District d/b/a Parkland Health to Provide Licensed Behavioral Health Services in Support of the DART Cares Multi-Disciplinary Response Team Program
    (Presenters: Patrick J. Kennedy/Charles Cato)
    [10 minutes – presentation; 20 minutes – Q&A]
24. +Approval of Contract for Building Maintenance and Cleaning Services at DART Headquarters and DART Police Headquarters
    (Presenters: Patrick J. Kennedy/Trenise Winters)
    [5 minutes – presentation; 10 minutes – Q&A]

Other Items:

25. This item will be discussed at the Board of Directors' meeting only.
26. Adjournment

+ indicates a Same-Date Item that has not previously been presented to the Board.

The Dallas Area Rapid Transit Committee-of-the-Whole may go into Closed Session under the Texas Open Meetings Act, Section 551.071, Consultation with Attorney, for any legal issues, under Section 551.072, Deliberation Regarding Real Property for real estate issues, under Section 551.074 for Personnel matters, or under Section 551.076 or 551.089 for deliberation regarding deployment or implementation of security personnel or devices arising or regarding any item listed on this Agenda. This facility is wheelchair accessible. For accommodations for the hearing impaired, sign interpretation is available. Please contact Community Engagement at 214-749-2721, 48 hours in advance.

MINUTES
DALLAS AREA RAPID TRANSIT
COMMITTEE-OF-THE-WHOLE
Tuesday, September 8, 2026

The Dallas Area Rapid Transit **Committee-of-the-Whole** meeting convened on **Tuesday, September 8, 2026, at 1:39 p.m.,** at DART Headquarters, 1401 Pacific Avenue, Dallas, Texas, with Chair Bryant presiding.

These minutes provide a brief overview and are not a transcript. For complete details, please visit the following link: DART.org/about/public-access-information/board-meetings-information.

City of Dallas

Randall B. Bryant– **Board Chair**

Carmen Garcia – **Secretary**

Patrick J. Kennedy

Roy C. Lopez

Maureen Milligan

Maurice A. West

Michele Wong Krause

City of Garland

Jeff Bass

City of Irving

Rick H. Stopfer – **Assistant Secretary**

City of Plano

Anthony Ricciardelli

Cities of Carrollton and Irving

Doug S. Hrbacek

Cities of Cockrell Hill and Dallas

Enrique A. MacGregor

Cities of Farmers Branch and Plano

Richard M. Grady

Cities of Garland, Rowlett, and Glenn Heights

Mark C. Enoch – **Board Vice Chair**

Cities of Richardson and University Park; Towns of Addison and Highland Park

Gary A. Slagel

Enrique A. MacGregor and Patrick J. Kennedy were absent.

General Items

1. **Approval of Minutes: August 25, 2026**

   Director West made a motion to adopt the August 25, 2026, Committee-of-the-Whole meeting Minutes as written.

   Secretary Garcia seconded, and the Minutes were adopted as written.

2. **Items of Interest**

   Items of Interest were provided.

Director Hrbacek entered the meeting at 1:46 p.m.

3. **Public Comments – Agenda Item Specific**

Speaker Name	City, State, or Employee	Topic
Dave Grady	Dallas, TX	Item 21

Consent Item(s):

Director Ricciardelli requested that Item 6, Approval of Contract for Freight Transportation Services, be moved to Individual Items for discussion. Chair Bryant agreed and then called the question on the remaining Consent Items.

Director Slagel made a motion to approve Consent items 4 – 5 and 7-9.

Administration:

4. **Approval of Contract for IBM FileNet Suite Implementation Services**

   Moved to approve this draft resolution to the Board of Directors, stating that the Interim President & Chief Executive Officer or his designee is authorized to award a four-year contract to Cresco International, LLC, for IBM FileNet Suite Implementation Services [Contract No. C-2097339-01], for a total authorized amount not to exceed $4,081,605.

5. **Approval of Contract for IBM FileNet Suite Licenses**

   Moved to approve this draft resolution to the Board of Directors, stating that the Interim President & Chief Executive Officer or his designee is authorized to award a three-year contract with two one-year options to Cresco International, LLC, for IBM FileNet Suite Licenses [Contract No. C-2097550-01], for a total authorized amount not to exceed $478,659.

Development & Innovation:

7. **Approval to Exercise the One-Year Option for Cloud-Based Transportation Planning Software**

   Moved to approve this draft resolution to the Board of Directors, stating that the Interim President & Chief Executive Officer or his designee is authorized to execute a contract modification for Cloud-Based Transportation Planning Software with Remix Technologies LLC [Contract No. C-2078588-01], to:

   Section 1: Exercise a one-year option.

Section 2: **Increase the not-to-exceed amount by $215,250, for a new total authorized amount not to exceed $825,300.**

8. **Approval of Contract Modification to Pay Tariff Charges for the DART Light Rail Vehicle Fleet Tire Kits Replacement**

Moved to approve this draft resolution to the Board of Directors, stating that the Interim President & Chief Executive Officer or his designee is authorized to execute a contract modification with Penn Machine Company, LLC [Contract No. C-2079318-01], to increase the not-to-exceed amount by $100,000 for tariff charges related to the purchase of Light Rail Vehicle (LRV) Installation Tire Kits, for a total authorized amount not to exceed $3,084,400.

9. **Approval of Contract for Operations Uniform Services**

Moved to approve this draft resolution to the Board of Directors, stating that the Interim President & Chief Executive Officer or his designee is authorized to award a five-year contract with two one-year options to Promotional Designs, Inc., for Operations Uniform Services [Contract No. C-2093112-01], for a total authorized amount not to exceed $8,100,873, including the initial term and execution of options upon determination of satisfactory performance by Promotional Designs, Inc., and at the discretion of the Interim President & Chief Executive Officer or his designee.

Director West seconded, and the items were adopted unanimously.

Consent Item(s) moved to Individual:

6. **Approval of Contract for Freight Transportation Services**

After discussion, Director Ricciardelli moved to deny this item and replace it with the bidding being open to Small Business Enterprises (SBEs) and non-SBEs.

Director Hrbacek seconded. After further discussion, Director Ricciardelli withdrew the motion.

After discussion, Director Ricciardelli moved to approve this draft resolution to the Board of Directors, stating that the Interim President and Chief Executive Officer or his designee is authorized to award a three-year contract for freight transportation services to Veterans Standard America, Inc. [Contract No. C-2092494-01], for a total authorized amount not to exceed $517,500.

Director Slagel seconded, and the item was adopted with Director West abstaining.

Individual Items:

Development & Innovation:

10. **Approval of Contract for Dallas County Hospital District d/b/a Parkland Health to Provide Licensed Behavioral Health Services in Support of the DART Cares Multi-Disciplinary Response Team Program**

Charles Cato, Chief of Police, Emergency Management, briefed the committee.

After discussion, Vice Chair Enoch moved to delay the item to the September 22, 2026, meeting.

Director Lopez seconded, and the item was accepted with Director Grady, Milligan, and Assistant Secretary Stopfer opposing.

11. **Approval of an Amendment to the Interlocal Agreement between Dallas Area Rapid Transit and the City of Dallas for On-Demand Transportation Service for the Joppa Neighborhood**

Hans-Michael Ruth, Director, Service Planning, briefed the committee.

Director Hrbacek moved to approve this draft resolution to the Board of Directors, stating that the Interim President & Chief Executive Officer or his designee is authorized to execute the amendment to the Interlocal Agreement with the City of Dallas, as shown in Exhibit 1 to the resolution and subject to legal review, for funding to allow DART to extend the term of the on-demand transportation service for the Joppa neighborhood for an additional three years through March 31, 2030.

Director Wong Krause seconded, and the item was adopted unanimously.

Administration:

12. **Approval to Execute Amendments to the Interlocal Agreements between DART and the Cities of Cockrell Hill, Glenn Heights, and University Park for Implementation of the Transit Related Improvement Program**

Kay Shelton, Chief of Staff/Chief Strategy Officer, briefed the committee.

After the discussion, Director Slagel moved to approve this draft resolution to the Board of Directors, stating that:

Section 1: **The Interim President & Chief Executive Officer or his designee is authorized to execute amendments to the Transit Related Improvement Program Interlocal Agreement (TRIP ILA) with Cockrell Hill, Glenn Heights and University Park, subject to legal review, to: a) Modify Section 1, Contract Period, to allow project reimbursements to be submitted through September 30, 2029; and b) Modify Section 3, Eligible Projects, to authorize DART staff to review and approve the addition of projects, if those projects are consistent with the provisions of Chapter 452 of the Texas Transportation Code.**

Section 2: **The date in Section 1a above supersedes the Public Transportation Improvement ILA Section 8.3 date of September 30, 2027, upon execution of the amended TRIP ILA by the city.**

Director West seconded, and the item was adopted.

13. **Approval of Contract for Microsoft Enterprise Agreement**

Dr. Julius Smith, Vice President/Chief Information Officer, briefed the committee on Items 13-15.

After the discussion, Director Ricciardelli moved to approve this draft resolution to the Board of Directors, stating that the Interim President & Chief Executive Officer or his designee is authorized to award a three-year contract, subject to legal review, for a Microsoft

Enterprise Agreement to SHI International, LLC [Contract No. C-2098413-01], for a total authorized amount not to exceed $11,900,000 with the insertion of Subject to legal review.

Director Slagel seconded, and the item was adopted.

14. Approval of Contract for Microsoft Azure Cloud Services

Director West moved to approve this draft resolution to the Board of Directors, stating that the Interim President & Chief Executive Officer or his designee is authorized to award a three-year contract to SHI International, LLC, for Microsoft Azure cloud services [Contract No. C-2098497-01], for a total authorized amount not to exceed $1,324,228.

Director Grady seconded, and the item was adopted.

15. Approval of Contract for Microsoft SQL Server Database License

Director Ricciardelli moved to approve this draft resolution to the Board of Directors, stating that the Interim President & Chief Executive Officer or his designee is authorized to award a three-year contract to SHI International, LLC, for a Microsoft SQL Server Database License [Contract No. C-2098414-01], for a total authorized amount not to exceed $765,157.

Director West seconded, and the item was adopted.

Chair Byrant called a recess at 3:37 p.m.

The Board reconvened at 4:03 p.m.

16. Approval of Fiscal Year 2027 Annual Budget

Jamie Adelman, Executive Vice President/Chief Financial Officer, introduced Senanu Adadevoh, Assistant Vice President, Financial Planning & Analyst, who briefed the committee.

Director Ricciardelli moved to amend the main motion to have customer service moved to an operational department.

Director West seconded, and the item failed with Directors Ricciardelli, Grady, Hrbacek, and Assistant Secretary Stopfer voting in favor.

Director Ricciardelli moved to amend the main motion to eliminate the $1.988M management reserve.

Director Hrbacek seconded, and the amendment failed with Directors Ricciardelli, Hrbacek, and Bass voting in favor.

Director Ricciardelli moved to amend the main motion to place guardrails on the $1.988M in management reserve.

Chair Bryant ruled this out of order.

Director Ricciardelli moved to amend the main motion to decrease the frequency for the routes called into record and use the savings achieved by that, to implement a mid-year true single zone city-wide GoLink in the city of Plano, along with the full cost of the Legacy circulator, and picking up the cost of the Plano Rides program.

Director Grady seconded, and the amendment failed with Directors Ricciardelli, Hrbacek, and Grady voting in favor.

After the discussion, Vice Chair Enoch moved to approve this draft resolution to the Board of Directors, stating that the Fiscal Year 2027 Annual Budget is approved in the amount of $1,842,570,010, as shown below:

Operating	$797,735,106
Capital & Non-Operating	817,457,084
Debt Service	227,377,820
Total FY 2027 Annual Budget	**$1,842,570,010**

Director Slagel seconded, and the item was adopted with Directors Ricciardelli and Hrbacek opposing.

17. **Approval of Fiscal Year 2027 20-Year Financial Plan**

Director Slagel moved to approve this draft resolution to the Board of Directors, stating that the Fiscal Year 2027 20-Year Financial Plan, as shown in Exhibit 1, is approved.

Vice Chair Enoch seconded, and the item was adopted with Directors Ricciardelli, Hrbacek and Assistant Secretary Stopfer opposing.

18. **Approval of DART Legislative Priorities for the 90th Session of the Texas Legislature**

Kay Shelton, Chief of Staff/Chief Strategy Officer, briefed the committee.

After the discussion, Director Ricciardelli moved to approve this draft resolution to the Board of Directors, stating that DART's Legislative Priorities for the 90th Legislative Session, as shown in Exhibit 1 to the Resolution, are approved with the insertion that the second bullet point under support be moved to closely monitored.

Assistant Secretary Stopfer seconded, and the item was adopted with Directors Milligan, Hrbacek, Wong Krause, and Vice Chair Enoch opposing.

Development & Innovation:

19. ***Briefing on Fiscal Year 2026 Third Quarter Ridership and Route Performance Update**

Ralph Parker III, Director, Research & Service Analysis, briefed the committee.

Director Hrbacek requested a copy of the Parking Lot Utilization by rail location.

20. ***Briefing on Fiscal Year 2026 Third Quarter Police Operations Update**

Charles Cato, Chief of Police, Emergency Management, briefed the committee.

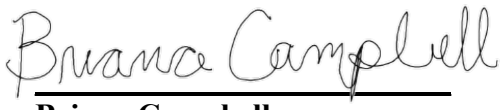
21. ***Briefing on Potential Light Rail System Security Initiatives – Part 1**

Gilberto Garza, Assistant Chief of DART Police, briefed the committee. Chief Cato was called to the podium to answer questions.

Other Items

22. Adjournment

There being no further business to discuss, the meeting adjourned at 5:31 p.m.



Briana Campbell,
Secretary of the Board

/bc

Agenda Report

Committee of the Whole ☒
Board Meeting ☒

Voting Requirements: Majority

DATE: **September 22, 2026**

SUBJECT: **Approval of Reaffirmation of Existing DART Board Members**

BOARD ACTION

Approval of a resolution reaffirming the existing DART Board members, in compliance with Section 452.542(b) of the Texas Transportation Code.

PURPOSE

- Section 452.542(b) of the Texas Transportation Code requires the DART Board to reaffirm Board members each year even though Board members are appointed for a two-year term.

- Approval of this resolution reaffirms existing DART Board members as of September 1, 2026, as follows:

  - City of Dallas
    - Randall B. Bryant
    - Carmen Garcia
    - Patrick J. Kennedy
    - Michele Wong Krause
    - Roy C. Lopez
    - Maureen Milligan
    - Maurice A. West
  - City of Garland
    - Jeff M. Bass
  - City of Irving
    - Rick H. Stopfer
  - City of Plano
    - Anthony Ricciardelli
  - Cities of Carrollton and Irving
    - Doug Hrbacek
  - Cities of Cockrell Hill and Dallas
    - Enrique A. MacGregor

- Cities of Farmers Branch and Plano
    - M. Nathan Barbera retired from the DART Board effective August 25, 2026, or until a suitable replacement was appointed.
    - Richard M. Grady was appointed by the City of Plano to the DART Board effective September 1, 2026. The City of Farmers Branch agreed to appoint Richard M. Grady on September 15, 2026.
- Cities of Garland, Glenn Heights, and Rowlett
    - Mark C. Enoch
- Cities of Richardson and University Park; Town of Addison
    - Gary A. Slagel

- Approval of these actions supports Agency Strategic Goal 6: Strategic Relationships – Position DART as a collaborative leader and recognized regional economic mobility asset.

LEGAL CONSIDERATIONS

- Section 452.054 of the Texas Transportation Code authorizes DART to exercise all powers necessary or convenient to carry out the purposes or provisions of the statute.

- Section 452.542 of the Texas Transportation Code states that (a) A member of a subregional board serves at the pleasure of the appointing governing body; (b) Each September each appointment must be reaffirmed.

- Section 452.578 of the Texas Transportation Code states that: (a) Each member of the subregional board serves a staggered term of two years.

DRAFT

RESOLUTION

of the

DALLAS AREA RAPID TRANSIT BOARD
(Executive Committee)

Approval of Reaffirmation of Existing DART Board Members

WHEREAS, Section 452.542 of the Texas Transportation Code states that: (a) A member of a subregional board serves at the pleasure of the appointing governing body; (b) Each September each appointment must be reaffirmed.

NOW, THEREFORE, BE IT RESOLVED by the Dallas Area Rapid Transit Board of Directors that:

Section 1: The DART Board of Directors continues the current apportionment as set out below effective September 1, 2026. The Board member representing the city or cities as of the passage of this Resolution is indicated.

Board Member	Cities/Towns
Randall B. Bryant	Dallas
Carmen Garcia	Dallas
Patrick J. Kennedy	Dallas
Michele Wong Krause	Dallas
Roy C. Lopez	Dallas
Maureen Milligan	Dallas
Maurice A. West	Dallas
Jeff M. Bass	Garland
Rick H. Stopfer	Irving
Anthony Ricciardelli	Plano
Doug Hrbacek	Carrollton and Irving
Enrique A. MacGregor	Dallas and Cockrell Hill
Richard M. Grady*	Farmers Branch and Plano
Mark C. Enoch	Garland, Glenn Heights, and Rowlett
Gary A. Slagel	Cities of Richardson and University Park; Town of Addison

Section 2: The DART Board members shown in Section 1 of this resolution are reaffirmed as of September 1, 2026.

*M. Nathan Barbera retired from the DART Board effective August 25, 2026, or until a suitable replacement was appointed. Richard M. Grady was appointed by the City of Plano to the DART Board effective September 1, 2026. The City of Farmers Branch agreed to appoint Richard M. Grady on September 15, 2026.

Approval of Reaffirmation of Existing DART Board Members

_____	_____
Carmen Garcia Secretary	Randall B. Bryant Chair
APPROVED AS TO FORM:	ATTEST:
_____	_____
Gene Gamez General Counsel	David Leininger Interim President & Chief Executive Officer
	_____ Date

Agenda Report

Committee-of-the-Whole ☒
Board Meeting ☒

Attachments:	Voting Requirements:
1. Contract Award Analysis 2. SBE Considerations	Majority

DATE: **September 22, 2026**

SUBJECT: **Approval of Contract for Dallas County Hospital District d/b/a Parkland Health to Provide Licensed Behavioral Health Services in Support of the DART Cares Multi-Disciplinary Response Team Program**

RECOMMENDATION

Approval of a resolution authorizing the Interim President & Chief Executive Officer or his designee to award a two-year contract with two one-year options to Dallas County Hospital District d/b/a Parkland Health [C-2097307-01], to provide licensed behavioral health services in support of the DART Cares Multi-Disciplinary Response Team (MDRT) Program, for a total authorized amount not to exceed $3,062,719, including the initial term and execution of options upon determination of satisfactory performance by the vendor and at the discretion of the Interim President & Chief Executive Officer or his designee.

COMMITTEE CONSIDERATIONS

. On September 8, 2026, the Committee of the Whole postponed this item to the September 22, 2026. It was moved by majority vote to the Committee of the Whole and Board of Directors for final approval.

FINANCIAL CONSIDERATIONS

- This contract with Dallas County Hospital District d/b/a Parkland Health is included in the DART Police Department's proposed FY 2027 operating budget.
- Sufficient funding for this contract of $3,062,719 is included in both the DART Police Department's proposed FY 2027 operating budget and total operating expense line item of the approved FY 2026 20-Year Financial Plan.

BUSINESS PURPOSE

- Since 2023, the Board has approved interlocal agreements with Dallas County Hospital District d/b/a Parkland Health for the DART Cares MDRT Program. Approval of this contract will allow DART staff to continue the program.
- Continuation of the program will assist DART in achieving Agency Strategic Goal 3: Quality Service - Deliver a quality customer experience defined by strong rider advocacy and built on professional pride and continuous improvement, and Strategic Goal 6: Strategic Relationships – Position DART as a collaborative leader and recognized regional economic and mobility asset.

- The MDRT Program consists of mental health clinicians working with DART Police to assist vulnerable populations experiencing mental health concerns on the DART system.
- The DART Cares MDRT program is designed to:
    - Ensure a safe, secure and comfortable environment for all DART riders.
    - Prevent the use of DART vehicles and facilities as de facto shelters.
    - Provide targeted outreach and connect vulnerable populations to appropriate services through a coordinated, community-based response.

PROCUREMENT CONSIDERATIONS

- On July 1, 2026, a Request for Proposals (RFP) notification was sent to firms for licensed behavioral health professional services in support of the DART Cares MDRT Program.
- This will be an indefinite quantity/indefinite delivery contract, with firm fixed hourly rates for a term of two years with two one-year options.
- The contract award analysis is provided as Attachment 1.

VENDOR DEMOGRAPHICS

- Small business participation goals were not assigned to this solicitation due to the specialized nature of the work, which requires licensed behavioral health clinicians to provide direct services in support of the DART Cares MDRT Program; because these services must be performed by qualified clinical personnel, the contract does not lend itself to subcontracting opportunities that would support small business inclusion.

LEGAL CONSIDERATIONS

- Section 452.055 of the Texas Transportation Code authorizes DART to contract for the provision of goods and services.

Dallas Area Rapid Transit Authority
CONTRACT AWARD ANALYSIS
(Request for Proposals)
RFP NO. P-2097307

Contract Information

A. Description: DART Cares MDRT Program

B. Contractor: Dallas County Hospital District d/b/a Parkland Health

C. Contract Number: C-2097307-01

D. Contract Amount: Not to exceed $3,062,719

E. Contract Type: Indefinite Delivery/Indefinite Quantity

F. Performance Period: Two years from the date of the Notice to Proceed

G. Options Available: Two one-year options

H. Bond Requirement: N/A

I. Liquidated Damages: N/A

J. Funding Source: Local

Solicitation Information

A. Issue Date: July 1, 2026

B. Notifications Sent to Registered Suppliers: Yes

C. Date and Time for Proposal Receipt: July 15, 2025 @ 2:00 PM

D. Proposals Received: One

E. Discussion of Proposal Evaluation Process: The proposal was evaluated by a Source Evaluation Committee (SEC) using the following published criteria.

Qualifications of the Firm	200 Maximum Points
Qualifications of the Staff	300 Maximum Points
Work Plan	200 Maximum Points
Total Points	**700 Maximum Points**

F. Discussion of Unacceptable Proposals: N/A

G. Proposal Scoring: The following represents the final scores:

Firm Name	Base Period Price	Option Year 1 Price	Option Year 2 Price	Technical Points (Max Points 700)	Rank
Dallas County Hospital District d/b/a Parkland Health	$1,501,844	$770,391	$790,484	556	1

The Source Evaluation Committee recommends Dallas County Hospital District dba Parkland Health for award of the contract.

H. Negotiation Memorandum: Available for review in the contract file.

I. Cost & Price Analysis: The price is fair and reasonable based on full and open competition, historical cost, and comparison to the Independent Cost Estimate.

J. Determination of Responsibility:
Bond Check: N/A
Reference Check: Satisfactory
Financial Responsibility Survey: Satisfactory
Insurance Check: Upon Award of Contract
On-Site Inspection: N/A
Arithmetic Check: Yes
Verification of Offer: Yes
Buy America Certification and/or Audit, if applicable: N/A
Debarred/Suspended list: Not on the debarred /suspended list.

K. Protests Received: N/A

L. Determinations Required: Solicitation Less Than 21 Days

Determination and Recommendation

Dallas County Hospital District d/b/a Parkland Health is a responsible offeror that achieved the highest score considering technical factors. They have the capacity to perform this contract and are recommended for award.

Approval of Contract for Dallas County Hospital District d/b/a Parkland Health to Provide Licensed Behavioral Health Services in Support of the DART Cares Multi-Disciplinary Response Team Program

SBE Considerations

Small business participation goals were not assigned to this solicitation due to the specialized nature of the work, which requires licensed behavioral health clinicians to provide direct services in support of the DART Cares MDRT Program; because these services must be performed by qualified clinical personnel, the contract does not lend itself to subcontracting opportunities that would support small business inclusion.

DRAFT

RESOLUTION

of the

DALLAS AREA RAPID TRANSIT BOARD

(Executive Committee)

Approval of Contract for Dallas County Hospital District d/b/a Parkland Health to Provide Licensed Behavioral Health Services in Support of the DART Cares Multi-Disciplinary Response Team Program

WHEREAS, DART Cares Multi-Disciplinary Response Team (MDRT) Program consists of Parkland Health mental health clinicians working with DART Police to assist vulnerable populations who are experiencing mental health concerns on the DART system; and

WHEREAS, this program minimizes the use of DART as a de facto shelter for the unhoused population; and

WHEREAS, a competitive sealed proposal procurement for a two-year contract with two one-year options was conducted in accordance with the DART Procurement Regulations; and

WHEREAS, the proposed pricing is fair and reasonable; and

WHEREAS, sufficient funding for this contract is within proposed FY 2027 budget and approved FY 2026 20-Year Financial Plan allocations.

NOW, THEREFORE, BE IT RESOLVED by the Dallas Area Rapid Transit Board of Directors that the Interim President & Chief Executive Officer or his designee is authorized to award a two-year contract/agreement with two one-year options, subject to legal review, to Dallas County Hospital District d/b/a Parkland Health [C-2097307-01], to provide licensed behavioral health services in support of the DART Cares Multi-Disciplinary Response Team (MDRT) Program, for a total authorized amount not to exceed $3,062,719, including the initial term and execution of options upon determination of satisfactory performance by the vendor and at the discretion of the Interim President & Chief Executive Officer or his designee.

Approval of Contract for Dallas County Hospital District d/b/a Parkland Health to Provide Licensed Behavioral Health Services in Support of the DART Cares Multi-Disciplinary Response Team Program

Prepared by: /s/ Charles Cato
Charles Cato
Chief, DART Police and Emergency Management

Approved as to form: /s/ Gene Gamez
Gene Gamez
General Counsel

Approved by: /s/ David Leininger
David Leininger
Interim President &
Chief Executive Officer

Agenda Report

Attachments:	Voting Requirements:
1. Contract Award Analysis 2. SBE Considerations	Majority

DATE: September 22, 2026

SUBJECT: Approval of Contract for Building Maintenance and Cleaning Services at DART Headquarters and DART Police Headquarters

RECOMMENDATION

Approval of a resolution authorizing the Interim President & Chief Executive Officer or his designee to award a three-year contract with one two-year option to Premier Facilities Services LLC [C-2097156-01], to provide building maintenance and cleaning services at DART Headquarters and DART Police Headquarters, for a total authorized amount not-to-exceed $9,732,489, including the initial term and execution of option upon determination of satisfactory performance by the vendor and at the discretion of the Interim President & Chief Executive Officer or his designee.

FINANCIAL CONSIDERATIONS

- This contract for Building Maintenance and Cleaning Services at DART Headquarters and DART Police Headquarters is included in the MOW and Facility Maintenance Department's proposed FY 2027 operating budget.
- Sufficient funding for this contract in the not-to-exceed amount of $9,732,489 is included in both the MOW and Facility Maintenance Department's proposed FY 2027 Operating budget and the Total Operating Expense line item of the FY 2026 20-Year Financial Plan.

BUSINESS PURPOSE

- Approval of this contract will help achieve Agency Strategic Goal 3: Quality Service - Deliver a quality customer experience defined by strong rider advocacy and built on professional pride and continuous improvement.
- This contract provides for onsite building management, operations, and maintenance services including heating, ventilation, and air conditioning (HVAC) operations and maintenance; elevator/escalator maintenance and inspections; janitorial; building systems operations engineering; and other services.
- The DART Headquarters building, located at 1401 Pacific Avenue, is a 271,000 square-foot, four-story office building with two levels of underground parking.
- The DART Police Headquarters building is an approximately 50,000-square-foot, three-story office building located at the renovated Monroe Shops Facility adjacent to the Illinois Light Rail Station.

- The contractor is paid a fixed monthly rate for building maintenance and cleaning.

PROCUREMENT CONSIDERATIONS

- On July 3, 2026, a Request for Proposals (RFP) notification was sent to firms for Building Maintenance and Cleaning Services.
- This will be a combination indefinite quantity, definite quantity, and allowance line items for a term of three years with one two-year option.
- The contract award analysis is provided as Attachment 1.

VENDOR DEMOGRAPHICS

- The goal for this contract was established in January 2026 at 24% SBE participation.
- Premier Facilities Services LLC, the prime contractor, is a certified SBE firm; therefore, the goal is met.
- The SBE analysis and Equal Employment Opportunity (EEO-1) information are included in Attachment 2. The prime contractor's actual EEO-1 report is available upon request.

LEGAL CONSIDERATIONS

- Section 452.055 of the Texas Transportation Code authorizes DART to contract for the provision of goods and services.

Dallas Area Rapid Transit Authority
CONTRACT AWARD ANALYSIS
(Request for Proposals)
RFP NO. P-2097156

Contract Information

A. Description: Building Maintenance and Cleaning Services at DART Headquarters and DART Police Headquarters

B. Contractor: Premier Facilities Services LLC

C. Contract Number: C-2097156-01

D. Contract Amount: Not to exceed amount of $9,732,489, which includes an allowance of $2,500,000, for unanticipated repairs.

E. Contract Type: Combination of Indefinite Quantity, Definite Quantity, and Allowance items

F. Term of Contract: Three years from the Notice to Proceed

G. Options Available: One, two-year option

H. Bond Requirement: Yes

I. Liquidated Damages: N/A

J. Funding Source: Local

Solicitation Information

A. Issue Date: 07/03/2026

B. Notifications Sent to Registered Suppliers: Yes

C. Date and Time for Proposal Receipt: July 29, 2026 @ 2:00 PM

D. Proposals Received: 3

E. Discussion of Proposal Evaluation Process: This was a competitively negotiated procurement. A Source Evaluation Committee (SEC) was appointed to conduct proposal evaluations, and the proposals were evaluated based on the following criteria:

Qualification of the Firm	300 Maximum Points
Qualifications of the Staff	150 Maximum Points
Work Plan	150 Maximum Points
Price	400 Maximum Points
Total	1,000 Total Points

F. Discussion of Not Responsive and Not Responsible Proposals: Triad was deemed to be not responsive due to the inability to meet the bonding requirements. Jengo was determined to be not responsible due to lack of compliance in submitting documentation as required.

G. Proposal Scoring:

Firm Name	Base Price	Option 1	Base + Option Pricing	Price Points (Max Points 400)	Technical Points (Max Points 600)	Total Points	Rank
Premier	$5,768,272	$3,964,217	$9,732,489	400	337	737	1
Triad Commercial Services, Ltd.	$6,037,098	$4,289,018	$10,326,116	348	460.5	808.5	Not Responsive
Jengo (*not acceptable)	$8,617,035	$6,029,372	$14,646,407	NA	226	226	Not Responsible

H. Negotiation Memorandum: Available for review in the contract file.

I. Cost & Price Analysis: Price is determined to be fair and reasonable based on competition, historical pricing paid for similar services and a comparison to DART's internal cost estimate.

J. Determination of Responsibility:
Bond Check: Upon award
Reference Check: Satisfactory
Financial Responsibility Survey: Satisfactory
Insurance Check: Upon award
On-Site Inspection: N/A
Arithmetic Check: Yes
Verification of Offer: Yes
Buy America Certification and/or Audit, if applicable: N/A
Debarred/Suspended list: Not on the debarred /suspended list.

K. Protests Received: None

L. Determinations Required: One F&D non-responsive, One F&D technically not responsible

Determination and Recommendation

Premier Facilities Services LLC is a responsible offeror that achieved the highest score considering technical and price factors. They have the capacity to perform this contract and are recommended for award.

Approval of Contract for Building Maintenance and Cleaning Services at DART Headquarters and DART Police Headquarters

SBE Considerations

The goal for this contract was established in January 2026 at 24% SBE participation. Premier Facilities Services LLC, the prime contractor, is a certified SBE firm; therefore, the goal is met.

Summary of EEO-1 Report

Premier Facilities Services LLC is located in Plano, TX and employs 23 individuals. The following is an analysis of their EEO-1 report:

	ASIAN	BLACK	HISPANIC	NATIVE AM	WHITE	TOTAL	PERCENT
MALES	0	4	4	0	7	15	65.22%
FEMALES	0	1	3	0	4	8	34.78%
TOTAL	0	5	7	0	11	23	**100%**
PERCENTAGE	**0.00%**	**21.74%**	**30.43%**	**0.00%**	**47.83%**	**100%**	

DRAFT

RESOLUTION

of the

DALLAS AREA RAPID TRANSIT BOARD

(Executive Committee)

Approval of Contract for Building Maintenance and Cleaning Services at DART Headquarters and DART Police Headquarters

WHEREAS, routine, onsite building cleaning management and maintenance services are required for DART Headquarters and DART Police Headquarters; and

WHEREAS, this contract ensures compliance with DART's established cleaning, management, and maintenance services to keep these facilities in a state of good repair; and

WHEREAS, a competitive sealed proposal procurement for a three-year contract with one two-year option was conducted in accordance with the DART Procurement Regulations; and

WHEREAS, the pricing is fair and reasonable; and

WHEREAS, funding for this contract is within proposed FY 2027 operating budget and approved FY 2026 20-Year Financial Plan allocations.

NOW, THEREFORE, BE IT RESOLVED by the Dallas Area Rapid Transit Board of Directors that the Interim President & Chief Executive Officer or his designee is authorized to award a three-year contract with one two-year option to Premier Facilities Services LLC [C-2097156-01], to provide building maintenance and cleaning services at DART Headquarters and DART Police Headquarters, for a total authorized amount not-to-exceed $9,732,489, including the initial term and execution of option upon determination of satisfactory performance by the vendor and at the discretion of the Interim President & Chief Executive Officer or his designee.

Approval of Contract for Building Maintenance and Cleaning Services at DART Headquarters and DART Police Headquarters

Prepared by: /s/ Trenise Winters
Trenise Winters
Executive Vice President/
Chief Operations Officer

Approved as to form: /s/ Gene Gamez
Gene Gamez
General Counsel

Approved by: /s/ David Leininger
David Leininger
Interim President &
Chief Executive Officer