

An aerial photograph of a circular splash pad in a park. The splash pad is a light blue circular area with several water jets. It is surrounded by a black metal fence. Many people, including children and adults, are playing in the water and standing around the fence. There are wooden benches on the concrete walkways around the splash pad. The background shows some grass and trees. A dark blue banner is overlaid on the bottom half of the image, containing white text.

City of
Dunwoody
Georgia

Municipal Services Rebidding

March 12-13, 2025

Public-Private Partnership

- Like most new municipalities, Dunwoody started off with most municipal services done through contracted services.
- Every five years, the city has re-bid these operations and in the between years has occasionally brought some positions in house.
- Two factors drive conversion (and one or both could be the driver):
 - Does it make sense financially?
 - Does it make sense operationally?

This Presentation

- The following slides will show the current line-up of contracted municipal services by department along with the proposal to bid out this year.
- In some cases, additional privatized services will be shown for context.
- The presentation is for feedback from Council before re-bids are put out.

Financial Background

- As said previously, financial considerations are one of two factors (the other being operational) in conversion. Some background:
- Current municipal contracts are a small escalator each year (about 3%) and a burden/fringe rate between 69% and 85%.
- With the city's current benefit and retirement contribution levels, there tends to be a raw savings in the single digits for lower level positions and into the 20% for upper level.

Financial Background

- Staff expects the re-bid (since the last were assembled during the first month of COVID) to have higher annual escalators either tied to inflation or another factor.
- Staff expects the re-bids to have higher burden/fringe rate to cover for the unexpected.

Parks

FY2025 Current		FY2026 Proposed			
Department	Contracted Position	FTE	Contracted Position	FTE	
Parks	Recreation Manager	1.00	Recreation Manager	1.00	No changes.
	Operations Manager	1.00	Operations Manager	1.00	
	Recreation Coordinator	2.00	Recreation Coordinator	2.00	
	Grounds Coordinator	1.00	Grounds Coordinator	1.00	
	Facilities Coordinator	1.00	Facilities Coordinator	1.00	
	Facilities Associate	1.00	Facilities Associate	1.00	
City Position		FTE	City Position	FTE	
	NA	NA	NA	NA	No changes.
Other Contracts		FTE	Other Contracts	FTE	
Parks	PT Recreation Leader	2.00	PT Recreation Leader	2.00	No changes.
Parks/ROW	Project Mgr	1.00	Project Mgr	1.00	
Parks/ROW	Foreman	1.00	Foreman	1.00	
Parks/ROW	Crew	24.00	Crew	24.00	

- No changes to the current Parks set-up.
- Parks also uses a vendor to do Right of Way and parks maintenance along with part-time recreation leaders.

Finance

FY2025 Current		FY2026 Proposed			
Department	Contracted Position	FTE	Contracted Position	FTE	
Finance	Purchasing Mgr	1.00	NA	NA	Converted to city position.
	Risk Manager	1.00	NA	NA	Converted to city position.
	Business License Spec	1.00	NA	NA	Converted to city position.
	Receptionist	0.80	Asst Off Mgr/Receptionist	1.00	Remains contracted, restructured duties.
	Receptionist (Floater)	0.20	NA	NA	See other contracts below.
	Executive Assistant	1.00	Office Mgr/Exec Asst	1.00	Remains contracted, restructured duties.
	Senior Advisor	0.20	NA	NA	Eliminated.
	Clerk Assistant (Floater)	0.20	NA	NA	See other contracts below.
City Position		FTE	City Position	FTE	
	NA	NA	Purchasing Mgr	1.00	Converted from contracted position.
			Risk Manager	1.00	Converted from contracted position.
			Business License Spec	1.00	Converted from contracted position.
Other Contracts		FTE	Other Contracts	FTE	
	NA	NA	Receptionist	NA	Will have separate hourly contract.
			Clerk Assistant	NA	Will have separate hourly contract.

- Finance proposed to bring the Purchasing Manger, Risk Manager, and Business License Specialist in house.
- The current fractional positions will be removed. Hourly contracts will be used for backups as needed.
- The current Executive Assistant and Receptionist will remain under contract and duties restructured.

Community Development

FY2025 Current		FY2026 Proposed			
Department	Contracted Position	FTE	Contracted Position	FTE	
Com Dev	Senior Planner	1.00	NA	NA	Converted to city position.
	Planner II	1.00	NA	NA	Converted to city position.
	City Engineer	1.00	NA	NA	Converted to city position.
	Site Inspector	0.80	Site Inspector	1.00	Remains contracted, increase FTE.
	Arborist	0.36	Arborist	1.00	Remains contracted, increase FTE.
	Building Official	1.00	NA	NA	Converted to city position.
	Building Inspector	0.50	Building Inspector	1.00	Remains contracted, increase FTE.
	Permit Technician	2.00	Permit Technician	2.00	Remains contracted.
	Code Enforce Mgr	1.00	Code Enforce Mgr	1.00	Remains contracted.
	Code Enforce Officer	2.00	Code Enforce Officer	2.00	Remains contracted.
	City Position	FTE	City Position	FTE	
	NA	NA	Senior Planner	1.00	
			Building Official	1.00	
			Planner	1.00	
			City Engineer	1.00	
	Other Contracts	FTE	Other Contracts	FTE	
	Road Safety Eng	NA	NA	NA	Position eliminated after ARP funding runs out.

- Community Development will bring two planning positions, the building official, and the city engineer in house.
- Remaining positions will be bid with three possibly going to full-time, however that will not be a guarantee until negotiations occur.
- There will be no revenue sharing in this re-bid.

Public Works

Department	FY2025 Current		FY2026 Proposed		
	Contracted Position	FTE	Contracted Position	FTE	
Public Works	Capital Projects Manager	1.00	NA	NA	Converted to city position.
	Stormwater Manager	1.00	Stormwater Manager	1.00	Remains contracted. Stormwater funded.
	Stormwater Compliance	1.00	Stormwater Compliance	1.00	Remains contracted. Stormwater funded.
	Stormwater Engineer	0.25	Stormwater Engineer	0.25	Remains contracted. Stormwater funded.
	Traffic Engineer	0.25	Traffic Engineer	0.25	Remains contracted.
	Ops and Maint Super	1.00	Op and Maint Supervisor	1.00	Remains contracted.
	Pub Wks Admi (w/Parks)	1.00	NA	NA	Converted to city position.
	Construction Mgr	0.50	Construction Mgr	0.50	Remains contracted.
	Construction Proj Mgr	0.75	Construction Proj Mgr	1.00	Remains contracted, increase FTE. Capital funded.
	Construction Eng	1.00	Construction Eng	1.00	Remains contracted.
			Utility Coordinator	0.50	New contracted position.
	City Position	FTE	City Position	FTE	
	NA	NA	Capital Projects Manager	1.00	Converted from contracted position.
			Pub Wks Admi (w/Parks)	1.00	Converted from contracted position.
	Other Contracts	FTE	Other Contracts	FTE	
	Stormwater Cap Proj Mgr	0.50	Stormwater Cap Proj Mgr	0.50	Remains contracted. Stormwater funded.

- Public Works will bring in two General Fund positions.
- Public works proposes adding a partial Utility Coordinator and expanding the Construction Proj Mgr.

Technology

FY2025 Current		FY2026 Proposed			Note
Department	Contracted Position	FTE	Contracted Position	FTE	
Technology	GIS Manager	0.20	NA	NA	Converted to city position, increase FTE.
	GIS Analyst	1.00	NA	NA	Change to GIS services contract, not position based.
	GIS Technician	1.00	NA	NA	Change to GIS services contract, not position based.
	Security Support	0.40	NA	NA	To be contract services, not part of municipal bid.
	Risk Manager	0.20	NA	NA	To be contract services, not part of municipal bid.
City Position		FTE	City Position	FTE	
	NA	NA	GIS Manager	1.00	Converted from city position, FTE increased.
Other contracts		FTE	Other contracts.	FTE	
	SIEM/COS Services	NA	SIEM/COS Services	NA	No changes.
	Networking Services	NA	Networking Services	NA	No changes.
	Emergency Response Srvc	NA	Emergency Response Srvc	NA	No changes.
	NA	NA	GIS Services	NA	Now separate contracted service.
	NA	NA	Risk Manager	NA	Now separate contracted service.

- Technology will convert GIS current contracted staff to one in-house position with supporting contract done separately.
- Other privatized services will remain as is. They have not been part of the regular re-bid but are on a different schedule.



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