



## Legislation Details (With Text)

**File #:** 24-348      **Version:** 1      **Name:**  
**Type:** CONSENT AGENDA      **Status:** Approved  
**File created:** 1/17/2024      **In control:** Office of Procurement Services  
**On agenda:** 2/14/2024      **Final action:**  
**Title:** Authorize a three-year service price agreement for citywide plumbing services for the Building Services Department - A Star Heat and Air, Inc, most advantageous proposer of four - Estimated amount of \$9,974,836.75 - Financing: Capital Construction Fund (subject to annual appropriations)  
**Sponsors:**  
**Indexes:** 100  
**Code sections:**  
**Attachments:** 1. Resolution

Date	Ver.	Action By	Action	Result
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**STRATEGIC PRIORITY:** Government Performance & Financial Management  
**AGENDA DATE:** February 14, 2024  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Office of Procurement Services  
**EXECUTIVE:** Jack Ireland

### SUBJECT

Authorize a three-year service price agreement for citywide plumbing services for the Building Services Department - A Star Heat and Air, Inc, most advantageous proposer of four - Estimated amount of \$9,974,836.75 - Financing: Capital Construction Fund (subject to annual appropriations)

### BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This service price agreement will provide for citywide plumbing services for the Building Services Department. The Building Services Department processes approximately 3,500 plumbing-related service requests each year. This service agreement will provide plumbing services at City facilities to supplement City staff on projects that require specialized services, additional labor, and after hour

services. It will also provide specialized equipment such as plumbing line sewer cameras for the inspection of pipes, hydro jet machinery for high pressure pipe cleaning, and vacuum trucks.

Examples of services available through this agreement are clearing clogged drains, detect and repair leaks, replace toilets, sinks, tubs, or pipes. It will also cover services such as cleaning sewer lines, installing water heaters, and inspecting and testing gas lines. Services will be performed at City facilities such as: stations, police stations, recreation centers, libraries, arts and cultural facilities, City Hall, and administrative facilities.

A four-member committee from the following departments reviewed and evaluated the qualifications:

- Building Services Department (1)
- Department of Aviation (1)
- Water Utilities Department (1)
- Office of Procurement Services (1)\*

\*The Office of Procurement Services evaluated cost and local preference, if applicable.

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

- Experience 25 points
- Qualifications 25 points
- Cost 25 points
- Proposed work plan 20 points
- Local Preference 5 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors.

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The calculated living wage during the solicitation process of this contract is \$17.82; the selected vendor meets this requirement.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On February 26, 2020, the City Council authorized a one-year cooperative purchasing agreement for plumbing services at City facilities with The Brandt Companies, LLC through the Texas Association of School Boards cooperative agreement by Resolution No. 20-0360.

### **FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
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Capital Construction Fund	\$3,324,945.58	\$3,324,945.58	\$3,324,945.59
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**M/WBE INFORMATION**

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$9,974,836.75	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	<del>N/A</del> <a href="#">100.00%</a>	<del>N/A</del> <a href="#">\$9,974,836.75</a>
<ul style="list-style-type: none"> <li>• This item is Other Services which does not have an availability and disparity participation goal, however, the prime is an MBE.</li> </ul>		
<ul style="list-style-type: none"> <li>• A Star Heat and Air, Inc. Local, HM, 100.00% - Prime Contractor</li> </ul>		
<ul style="list-style-type: none"> <li>• A Star Heat and Air, Inc. - Local; Workforce - 0.00% Local</li> </ul>		

**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	<ul style="list-style-type: none"> <li>• Utilized for high technology procurements, insurance procurements, and other goods and services</li> <li>• Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications</li> <li>• Always involves a team evaluation</li> <li>• Allows for negotiation on contract terms, including price</li> </ul>
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The Office of Procurement Services received the following proposals from solicitation number BJZ23-00022563. We opened them on August 11, 2023. We recommend the City Council award this service price agreement 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>
*A Star Heat and Air, Inc.	10865 Sanden Drive Dallas, TX 75238	80.00
The Brandt Companies, LLC	1728 Briercroft Court Carrollton, TX 75006	63.37
Concept Facility Services	646 East Highway 67 Duncanville, TX 75137	58.64

Lawton Commercial Services      1444 North Central Expressway    30.19  
McKinney, TX 75070

**OWNER**

**A Star Heat and Air, Inc.**

Eliseo Esparza, Owner