



## Legislation Text

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**File #:** 22-1288, **Version:** 1

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**STRATEGIC PRIORITY:** Government Performance & Financial Management  
**AGENDA DATE:** June 22, 2022  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Office of Procurement Services  
**EXECUTIVE:** Elizabeth Reich

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### **SUBJECT**

Authorize a three-year service price agreement for citywide electrical services - KE Industrial LLC, lowest responsible bidder of three - Estimated amount of \$2,664,545 - Financing: General Fund (\$131,107.99), Capital Construction Fund (\$2,187,154.62), Dallas Water Utilities Fund (\$240,511.07), Sanitation Operation Fund (\$80,771.32), and Stormwater Drainage Management Operations Fund (\$25,000.00)

### **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 electrical services. These services will supplement city electrical needs in order to address the majority of ongoing projects for all departments. This agreement includes all labor, materials, equipment, supplies, and supervision needed for general electrical services such as the inspection of electrical components for diagnosing and repairing electrical systems in facilities maintained by the City. Acceptable industry standards and best practices will be followed in all phases of service delivery such as site prep work and overall mitigation efforts for repairs and restorative improvements to structures. The contractor is fully equipped with a team of subject matter experts possessing the technical knowledge and experience needed to troubleshoot a variety of electrical problems as they occur. Services through this agreement will provide for:

- Electrical reconfigurations in City Hall cubicles
- Connecting and disconnecting power for temporary trailers for Dallas Animal Services
- Rehabilitation upgrade efforts to fire stations and installation of new auto transfer switches
- Code Compliance circuit installations

- Jack Evans transformer replacement
- Oak Cliff Municipal Center light improvements and electrical upgrades
- Fan installations for Equipment and Fleet Management
- Repair broken conduits for Sanitation at the Fair Oaks Transfer Station
- Cable repairs at the Dallas Museum of Art

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 current calculated living wage during the solicitation process of this contract is \$12.38; the selected vendor meets this requirement.

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

On June 14, 2017, City Council authorized a three-year service contract for painting and electrical services through the Texas Multiple Award Schedule by Resolution No. 17-0916.

On October 27, 2021, City Council authorized Supplemental Agreement No. 1 to increase the service contract for painting and electrical services by Resolution No. 21-1759.

**FISCAL INFORMATION**

Fund	FY 2022	FY 2023	Future Years
General Fund	\$22,125.00	\$67,750.00	\$41,232.99
Capital Construction Fund	\$88,682.50	\$438,682.51	\$1,659,789.61
Dallas Water Utilities Fund	\$20,000.00	\$80,000.00	\$140,511.07
Sanitation Operation Fund	\$26,923.77	\$26,923.77	\$26,923.78
Stormwater Drainage Management Operations Fund	\$5,000.00	\$10,000.00	\$10,000.00
Total	\$162,731.27	\$623,356.28	\$1,878,457.45

**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	M/WBE %	M/WBE \$
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\$2,664,545.00	Other Services	N/A	N/A	N/A
<ul style="list-style-type: none"> <li>• The Business Inclusion and Development Policy does not apply to Other Service contracts.</li> <li>• KE Industrial LLC - Local; Workforce - 21.42% Local</li> </ul>				

**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Low Bid	<ul style="list-style-type: none"> <li>• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements</li> <li>• Negotiations are not allowed</li> </ul>
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The Office of Procurement Services received the following bids from solicitation number BJ21-00016061. We opened them on October 1, 2021. We recommend the City Council award this service price agreement in its entirety to the lowest responsive and responsible bidder.

\*Denotes successful bidder

<b><u>Bidders</u></b>	<b><u>Address</u></b>	<b><u>Amount</u></b>
*KE Industrial LLC	2502 Edinburgh St. Mesquite, TX 75150	\$2,664,545.00
Acumen Enterprises, Inc.	1504 Falcon Dr. Desoto, TX 75115	\$2,831,000.00
Wavetron Corporation Db a Wavetron Enterprise	14241 Dallas Pkwy. Ste. 650 Dallas, TX 75254	Non-Responsive

**OWNER**

**KE Industrial LLC**

Rick Kennedy, Owner  
Matt Kennedy, Controller