



Legislation Text

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File #: 21-1937, Version: 1

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**STRATEGIC PRIORITY:** Government Performance and Financial Management  
**AGENDA DATE:** October 27, 2021  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Office of Procurement Services  
**EXECUTIVE:** Elizabeth Reich

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**SUBJECT**

Authorize Supplemental Agreement No. 1 to increase the service contract with Acumen Enterprises, Inc. for painting and electrical services - Not to exceed \$1,693,285.84, from \$6,773,143.35 to \$8,466,429.19 - Financing: General Fund (subject to annual appropriations)

**BACKGROUND**

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis.

This Supplemental Agreement will provide for continued painting and electrical services. This contract will address one time and annual maintenance projects. Regular maintenance ensures all facilities are maintained and presentable to Dallas residents and visitors. The contractor shall furnish all necessary labor, tools, materials, supplies, equipment, paint, and sundries to complete each assigned jobs. Some maintenance and repair projects previously have been for structures of various material types including steel, masonry, concrete, and miscellaneous items. Some service areas include:

- Water treatment and distribution plants, pump stations, motor and pump housings, motors, pumps, and other equipment
- Electrical repair for Building Services for approximately 800 City facilities with 11 million square feet, including libraries, City Hall, and the Jack Evans Police Headquarters

In addition to industrial and commercial electrician services, this agreement provides for abrasive blasting operations and welding of a variety of surfaces such as tank interiors. Industrial painting application services procured through this agreement are consistent with requirements of the Steel Structures Painting Council Paint Application Specification SSPC-PA1, latest revision, for "Shop, Field and Maintenance Painting of Steel." Industrial painting services provided for through this agreement include, but are not limited to, the painting of metal surfaces, air conditioning grilles, pipes, ceiling diffusers, conduit, machinery, panels and boxes, roof ventilators, goosenecks, exhaust

fans and vents on roof where exposed in finished spaces, mechanical rooms or on exterior, sight-exposed surfaces inside of ducts and other mechanical openings.

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. This contract renewal option includes the most current living wage of \$15.21.

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

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

**FISCAL INFORMATION**

Fund	FY 2022	FY 2023	Future Years
General Fund	\$400,000.00	\$592,650.04	\$700,635.80

**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 \$
\$1,693,285.84	Other Services	23.80%*	100.00%	\$1,693,285.84
• *This item reflects previous Business Inclusion and Development Policy M/WBE goal.				
• This contract exceeds the M/WBE goal.				
• Supplemental Agreement No. 1 - 100.00% overall M/WBE participation				
• Acumen Enterprises, Inc. - Non-local; Workforce - 26.31% Local				

**OWNER**

**Acumen Enterprises, Inc.**  
1504 Falcon  
DeSoto, TX 75115

Wayne Boyter, President