



Legislation Text

File #: 22-2513, **Version:** 1

STRATEGIC PRIORITY: Government Performance & Financial Management

AGENDA DATE: October 26, 2022

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Jack Ireland

SUBJECT

Authorize the recommended most advantageous proposal submitted for City Solicitation BVZ22-00019439 (Request for Proposals for the development of City-owned vacant properties addressed as 3011-3039 South Lancaster Road) with UCR Development Services LLC, most advantageous proposer of three - Financing: No cost consideration to the City

BACKGROUND

On May 26, 2022, the City of Dallas released a Request for Proposals (RFP) for commercial development of approximately 1.23 acres of vacant City-owned property located at 3011-3039 South Lancaster Road (the "site") generally located at the northwest corner of South Lancaster Road and East Corning Avenue.

In releasing the RFP, the City sought commercial development proposals for the site that can achieve the following objectives:

- applies an urban design approach that complements the scale and character of the surrounding area, while respecting the existing context, features, assets, and elements
- aligns with the City's (a) conceptual site plan for the site and (b) plans, policies, and goals including those established by the ForwardDallas Comprehensive Plan, the Lancaster Corridor Station Area Plan, TOD TIF District Project Plan, and Urban Design Guidelines for Projects Located in City of Dallas TIF Districts
- leverages the City's financial investment for development of the site in a public-private partnership while respecting the vitality and quality of the surrounding neighborhood with priority given to projects that include sit-down restaurant uses, and/or include a retail use (e.g. bank) that is underrepresented in the neighborhood surrounding the site

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

- Department of Housing & Neighborhood Revitalization (1)
- Department of Planning and Urban Design (2)
- Office of Economic Development (1)

The committee selected the successful respondent based on the following criteria:

- Financial capacity 25 points
- Project scope 25 points
- Financial impact to the City 25 points
- Experience 15 points
- Community Outreach Plan 10 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 used historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on October 3, 2022.

FISCAL INFORMATION

No cost consideration to the City.

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
\$0.00	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
• The Business Inclusion and Development Policy does not apply to Other Service contracts.		
• UCR Development Services LLC - Local; Workforce - 71.43% Local		

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Proposal	<ul style="list-style-type: none">• Utilized for professional, personal, revenue, and planning services• Recommended offeror is the responsible offeror whose proposal most closely meets established criteria for the services advertised, based on demonstrated competence and qualifications at a fair and reasonable price• Always involves the evaluation by committee• Allows for negotiation on contract terms, including price
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The Office of Procurement Services received the following proposals from solicitation BVZ22-00019439. Proposals were opened on July 8, 2022. We recommend the City Council select the most advantageous proposer.

*Denotes most advantageous proposal/proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>
*UCR Development Services LLC	8080 Park Lane Suite 740 Dallas, TX 75231	87.50
Constoq, LLC	2030 Chevella Drive Dallas, TX 75232	70.75
Bellevue Commercial Real Estate and Construction Services, LLC	2626 Cole Dallas, TX 75204	8.50

OWNER

UCR Development Services LLC

Don Bouvier, President

MAP

Attached