



Legislation Details (With Text)

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Title: Authorize a five-year service contract for lead based paint inspections and risk assessments for the Department of Housing and Neighborhood Revitalization - Terracon Consultants, Inc., most advantageous proposer of three - Not to exceed \$230,000 - Financing: Community Development Block Grant 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 and Financial Management

AGENDA DATE: November 11, 2020

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a five-year service contract for lead based paint inspections and risk assessments for the Department of Housing and Neighborhood Revitalization - Terracon Consultants, Inc., most advantageous proposer of three - Not to exceed \$230,000 - Financing: Community Development Block Grant Fund (subject to annual appropriations)

BACKGROUND

This service contract will provide for lead based paint inspections and risk assessments as part of the Lead Hazard Control and Healthy Homes Grant Program. This program is designed to reduce or eliminate health and safety hazards related to lead-based paint in residential homes. As part of the overall program the awarded contractor will conduct initial inspections, risk assessments & final clearance on City resident homes built prior to 1978 and occupied by income eligible families with children under the age of six years old. Based on the inspection and risk assessment, the City will then develop a work plan for remediation of any hazardous lead-based paint items in the home. This remediation will be carried out by a separate supplier under a different contract.

The grant will be managed by the City's Department of Housing and Neighborhood Revitalization. Through the rehabilitation of the owner-occupied homes, the department is dedicated to improving citizens quality of life by addressing health, safety and accessibility deficiencies, to improve their quality of life and create a positive effect in the community.

The long-term goals of the grant are:

- Reduce the elevated amount of blood lead levels within the City
- Support homeowners ranging from very low, low, and moderate-income levels by reducing the amount of lead hazards within a property with children under the age of six
- Support lead safe rental units for very low, low, and moderate-income levels
- Improve community awareness of the health effects related to lead hazards
- Identify and remediate 126 lead hazards and up to 85 healthy homes

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

- Department of Housing and Neighborhood Revitalization (4)
- Office of Economic Development Business Workforce and Inclusion Division (1)*
- Office of Procurement Services (1)*

*The Office of Procurement Services only evaluated cost and the Office of Economic Development Business Workforce and Inclusion Division only evaluated the Business Inclusion and Development Policy.

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

- Approach 50 points
- Experience 35 points
- Business Inclusion and Development Policy 15 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. Additionally, in an effort to secure more competition, the Office of Economic Development Business Workforce and Inclusion Division sent notifications to chambers of commerce and advocacy groups to ensure maximum vendor outreach.

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 \$11.71; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Quality of Life, Arts, and Culture Committee was briefed on the Lead Based Paint Grant

Programs on August 17, 2020.

On May 22, 2019, City Council authorized the acceptance of a grant from the U.S. Department of Housing and Urban Development (Grant No. TXLHB0707-18, CFDA No. 14.900) to support the lead-based paint identification and remediation activities and the repair of conditions that exacerbate asthma for eligible housing units for the period of May 31, 2019 through November 29, 2022, by Resolution No. 19-0823.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Community Development Block Grant Fund	\$230,000.00	\$0.00	\$0.00

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	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$230,000.00	Other Services	23.80%	4.00%	\$9,200.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Terracon Consultants, Inc. - Local; Workforce - 7.80% Local				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Qualifications	<ul style="list-style-type: none"> • Utilized for procurements involving professional services • Recommended offeror whose response is most qualified, considering the relative evaluation factors stated in the specifications • Always involves a team evaluation • Allows for negotiation on contract terms, including price
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The Office of Procurement Services received the following responses from solicitation number BR20-00013684. We opened them on July 30, 2020. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers

Address

Score

*Terracon Consultants, Inc.	8901 John W. Carpenter Frwy. Suite100 Dallas, TX 75247	86.50
RNDI Companies	311 East Interstate 30 Rockwall, TX 75087	80.25
Baer Engineering and Environmental Consulting, Inc.	7756 Northcross Dr. Suite 211 Austin, TX 78757	74.75

OWNER

Terracon Consultants, Inc.

M. Gayle Parker, President
Donald J. Vrana, Vice President
Kevyn Gunn, Senior Associate