Legislation Details (With Text)

File #:	22-1117	**Version:**	1	**Name:**	
Type:	CONSENT AGENDA			**Status:**	Corrected; Approved
File created:	4/29/2022			**In control:**	Office of Procurement Services
On agenda:	6/22/2022			**Final action:**	
Title:	Authorize (1) Supplemental Renewal Agreement No. 1 to exercise the first of two one-year renewal options, with REKJ Builders, LLC, for residential rehabilitation repair services to homes with code violations that residents cannot afford to repair for the Department of Housing & Neighborhood Revitalization, and (2) an increase in appropriations in an amount not to exceed $500,000 in the Dallas Tomorrow Fund to be used for associated costs - Not to exceed $500,000 - Financing: Dallas Tomorrow Fund (subject to annual appropriations)				
Sponsors:					
Indexes:	100				
Code sections:					
Attachments:	1. Resolution				

Date	Ver.	Action By	Action	Result

STRATEGIC PRIORITY: Government Performance & Financial Management

AGENDA DATE: June 22, 2022

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize **(1)** ~~Supplemental~~ Renewal Agreement No. 1 to exercise the first of two one-year renewal options, with REKJ Builders, LLC, for residential rehabilitation repair services to homes with code violations that residents cannot afford to repair for the Department of Housing & Neighborhood Revitalization, and **(2)** an increase in appropriations in an amount not to exceed $500,000 in the Dallas Tomorrow Fund to be used for associated costs - Not to exceed $500,000 - Financing: Dallas Tomorrow 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 according to annual budgetary appropriations.

This Renewal Agreement will continue to provide residential rehabilitation repair services to homes

with code violations that residents cannot afford to repair for the Department of Housing & Neighborhood Revitalization On March 9, 2005, City Council authorized an ordinance amending Chapter 27 of the Dallas City Code to create the Dallas Tomorrow Fund (DTF) to provide financial assistance and other guidance to persons determined financially unable to repair or rehabilitate their property or premises in compliance with City ordinances by Ordinance No. 25927. The City of Dallas established DTF pursuant to Chapter 380 of the Texas Local Government Code in order to make grants of public money to promote local economic development and to stimulate business and commercial activity in the City of Dallas by improving the quality and public safety of residential neighborhoods. The City desires to provide an economic incentive in the form of in-kind grants covering the costs of rehabilitation and/or repair of properties and premises that violate city codes and to enter into a grant agreement with an administrator in order to promote:

1. Development and diversification of the economy;
2. Eliminate unemployment and underemployment; and
3. The stability and economic value of residential neighborhoods.

DTF must be used for the sole purpose of rehabilitating and/or repairing properties and premises in the City for persons who are found unable to financially comply with notices of violation issued by the director under Chapter 27 Section 27-16.19 of the Dallas City Code.

On September 28, 2016, City Council approved Ordinance No. 30236 amending Chapter 27 Sections 16.13-16.23 of the Dallas City Code, changing the process of referring persons determined financially unable to repair or rehabilitate their property or premises in compliance with city ordinances to the DTF.

This Renewal Agreement will authorize REKJ Builders, LLC, the most advantageous proposer of five, to continue to perform residential rehabilitation repair services to homes with code violations that residents cannot afford to repair. This service will allow residents to correct code violations that could result in condemnation of the residence and possible eviction if not corrected.

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 $11.71.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 9, 2005, City Council authorized an ordinance amending Chapter 27 of the Dallas City Code to create the DTF and Citizen Advocate Program to provide financial assistance and other guidance to persons determined financially unable to repair or rehabilitate their property or premises in compliance with City ordinances by Resolution No. 05-0988; Ordinance No. 25927.

On September 28, 2016, City Council authorized an ordinance amending portions of Chapter 27 “Minimum Urban Standards” of the Dallas City Code to: clarify definitions; adjust the penalty provisions; amend the minimum property standards; change the requirements concerning indoor air temperatures; provide that a hearing officer will be appointed by the Dallas City Council; change the administration of the DTF; adjust the fees for registration applications; provide property inspection frequency for rental properties and adjust related fees; and provide a penalty not to exceed $2,000 for any provision governing fire safety, zoning, or public health and sanitation by Resolution No. 16-

1617; Ordinance No. 30236.

On October 13, 2020, City Council, authorized a one-year service contract with two, one-year renewal options for residential rehabilitation repair services to homes with code violations that residents cannot afford to repair for the Department of Housing & Neighborhood Revitalization with REKJ by Resolution No. 20-1666.

FISCAL INFORMATION

Fund	FY 2022	FY 2023	Future Years
Dallas Tomorrow Fund	$500,000.00	$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	Procurement Category	M/WBE Goal	M/WBE %	M/WBE $
$500,000.00	Other Services	N/A	100.00%	$500,000.00
• The Business Inclusion and Development Policy does not apply to Other Service contracts, however the prime contractor is a certified M/WBE.				
• REKJ Builders, LLC - Local; Workforce - 100.00% Local				

OWNER

REKJ Builders, LLC
9205 Royal Burgess Dr.
Suite 259
Rowlett, TX 75089

Ray E. King, Owner/Operator

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