



Legislation Details (With Text)

File #: 23-158 **Version:** 1 **Name:**
Type: CONSENT AGENDA **Status:** Approved
File created: 12/23/2022 **In control:** Office of Procurement Services
On agenda: 3/8/2023 **Final action:**
Title: Authorize a one-year service contract for repairs of the thermal storage tank for the Department of Aviation - Christensen Building Group, LLC, most advantageous proposer of two - Not to exceed \$1,642,994.00 - Financing: Aviation Fund (subject to annual appropriations)
Sponsors:
Indexes: 2
Code sections:
Attachments: 1. Resolution

Date	Ver.	Action By	Action	Result
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STRATEGIC PRIORITY: Government Performance & Financial Management
AGENDA DATE: March 8, 2023
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office of Procurement Services
EXECUTIVE: Jack Ireland

SUBJECT

Authorize a one-year service contract for repairs of the thermal storage tank for the Department of Aviation - Christensen Building Group, LLC, most advantageous proposer of two - Not to exceed \$1,642,994.00 - Financing: Aviation 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 service contract will provide for repairs of the Horton thermal storage tank for the Department of Aviation. The thermal storage tank is a critical part of the Central Utility Plant that supplies chilled water to the heating, ventilation, and air conditioning system at Dallas Love Field. This tank has sustained damage from a windstorm in 2021. The thermal storage tank shell, insulation, and cabling structure will be replaced, preventing further damage and tank failure that would negatively impact the Dallas Love Field Heating, Ventilation, and Air Conditioning System.

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

- Department of Aviation (2)
- Department of Human Resources (1)
- Park & Recreation Department (1)
- Office of Procurement Services (1)*

*The Office of Procurement Services evaluated cost and local preference, if applicable.

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

- Approach 35 points
- Experience 30 points
- Cost and Budget 30 points
- Local Preference 5 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.

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 calculated living wage during the solicitation process of this contract is \$15.21; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2023	FY 2024	Future Years
Aviation Fund	\$1,642,994.00	\$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
\$1,642,994.00	Other Services	N/A
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$

N/A	N/A	N/A
• This item is Other Services which does not have an availability and disparity participation goal.		
• Christensen Building Group, LLC - Non-local; Workforce - 0.00% Local		

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	• Utilized for high technology procurements, insurance procurements, and other goods and services
	• Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications
	• Always involves a team evaluation
	• Allows for negotiation on contract terms, including price

The Office of Procurement Services received the following proposals from solicitation number BI22-00019670. We opened them on July 29, 2022. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>
*Christensen Building Group, LLC	15425 North Freeway Suite 330 Houston TX 77090	91.25
RushCo Energy Specialist	10765 Tube Drive Hurst TX 76053	77.72

OWNER**Christensen Building Group, LLC**

Mark Christensen, President