



## Legislation Text

---

**File #:** 20-604, **Version:** 1

---

**STRATEGIC PRIORITY:** Government Performance and Financial Management  
**AGENDA DATE:** May 13, 2020  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Office of Procurement Services  
**EXECUTIVE:** Elizabeth Reich

---

### **SUBJECT**

Authorize a five-year service price agreement for minor plumbing repair services for the Office of Environmental Quality and Sustainability - A Star Heat and Air, Inc., lowest responsible bidder of five - Estimated amount of \$3,414,490.49 - Financing: General Fund

### **BACKGROUND**

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This service price agreement will provide for minor plumbing repair services which shall include minor leak repairs to reduce water consumption and installation of high-efficiency toilets, low flow showerheads, and faucet aerators. Repairs are limited to minor fresh water leaks. This service agreement will provide for the City's Minor Plumbing Repair Program which provides plumbing services for low-income customers of the Water Utilities Department. Residents must own their home and reside at the property.

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 Business Diversity 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 Environment and Sustainability Committee was briefed on Water Conservation, incentive-based programs including Minor Plumbing Repairs and data collection on January 6, 2020.

### **FISCAL INFORMATION**

Fund	FY 2020	FY 2021	Future Years
General Fund	\$400,000.00	\$753,622.60	\$2,260,867.89

As the Minor Plumbing Repair Program is budgeted in Dallas Water Utilities FY 2019-20 budget, Dallas Water Utilities will reimburse the Office of Environmental Quality and Sustainability for its services related to the program.

### **M/WBE INFORMATION**

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$3,414,490.49	Other Services	23.80%	100.00%	\$3,414,490.49
• This contract exceeds the M/WBE goal.				

### **PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Low Bid	<ul style="list-style-type: none"><li>• Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements</li><li>• Negotiations are not allowed</li></ul>
---------	---

The Office of Procurement Services received the following bids from solicitation number BC20-00011711. We opened them on January 24, 2020. We recommend the City Council award this service price agreement in its entirety to the lowest responsive and responsible bidder.

\*Denotes successful bidder

<b><u>Bidders</u></b>	<b><u>Address</u></b>	<b><u>Amount</u></b>
*A Star Heat and Air, Inc.	10865 Sanden Dr. Dallas, TX 75238	\$3,414,490.49
Concept Facility Services LLC dba 1-800-Plumber of Dallas Southwest	646 East Hwy. 67 Duncanville, TX 75137	\$5,727,131.00
Denali Construction Services, LP dba Denali CS	1840 Hutton Dr. Suite 130 Carrollton, TX 75006	\$4,893,048.56
Enoch Electric, Water and Air	8940 Creek Run Rd. Fort Worth, TX 76120	\$6,295,980.00
Texas Plumbing Solutions LLC	500 East Arapaho Rd. Suite 603 Richardson, TX 75081	\$4,737,771.00

**OWNER**

**A Star Heat and Air, Inc.**

Eliseo Esparza, President