



Legislation Text

File #: 20-1666, **Version:** 1

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

SUBJECT

Authorize 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 - REKJ Builders, LLC, most advantageous proposer of five - Not to exceed \$500,000 - Financing: Dallas Tomorrow Fund

BACKGROUND

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 this chapter Section 27-16.19.

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 service contract will authorize REKJ Builders, LLC, the most advantageous proposer of five, 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.

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

- Department of Code Compliance 1
- Department of Housing & Neighborhood Revitalization 2
- The 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:

- Experience 30 points
- Approach 25 points
- Cost 30 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)

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.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	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	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$500,000.00	Other Services	23.80%	0.00%	\$0.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• The Prime Contractor is a Black-owned company pending M/WBE certification with NCTRCA.				
• REKJ Builders, LLC - Non-local; Workforce 100.00% 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 number BR20-00013689. We opened them on August 6, 2020. 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>
*REKJ Builders, LLC	9205 Royal Burgess Dr. Suite 259 Rowlett, TX 75089	79.33
Anthony Boyd IRA, LLC	445 East FM 1382 Suite 3-355 Cedar Hill, TX 75104	59.32
Scott-King Group, LLC	605 South Sherman St. Suite 705L Richardson, TX 75081	45.00
GTO1 Construction Corporation	2317 Oakland Blvd. Fort Worth, TX 76103	Non-responsive
Ollie Valley Realty, LLC	104 Pheasant Ln. Seagoville, TX 75159	Non-responsive

OWNER

REKJ Builders, LLC

Ray E. King, Owner/Operator