



Legislation Text

File #: 21-512, **Version:** 1

STRATEGIC PRIORITY: Government Performance and Financial Management
AGENDA DATE: April 14, 2021
COUNCIL DISTRICT(S): 6
DEPARTMENT: Office of Procurement Services
EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a one-year service contract with two, one-year renewal options for West Dallas home improvement rehabilitation services for the Department of Housing and Neighborhood Revitalization - Miko Trucking, Inc., most advantageous proposer of two - Not to exceed \$2,000,000 - Financing: Equity Revitalization Capital Fund (\$1,200,000) and ECO (I) Fund (\$800,000) (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 West Dallas home improvement rehabilitation services for the Department of Housing and Neighborhood Revitalization. This contract is for home improvement rehabilitation work on properties that qualify for assistance as determined by the guidelines established by the Targeted Rehab Program (TRP). The West Dallas TRP is directed to aid homeowners who occupy their homes in West Dallas who have home improvement needs but are financially unable to address them. The funding prioritizes exterior improvements. The TRP used common framework for development that allows the department to focus on issues with different constraints including:

- Age or type of dwelling unit
- Age of applicant
- Changing markets
- Funding source
- Geography
- Specific issue - code violation
- Special status - history

The total amount of each grant will not exceed \$10,000 per property. It will be awarded based upon contractor meeting all criteria as listed herein. The goal of the West Dallas TRP aims to serve approximately 200 homeowners.

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

- Department of Housing and Neighborhood Revitalization (3)
- Department of Planning and Urban Design (1)
- Office of Economic Development Business Workforce and Inclusion Division (1)*
- Office of Procurement Services (1)*

*The Office of Procurement Services evaluated cost and local preference, if applicable. 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 |
| • Cost | 30 points |
| • Approach | 25 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.

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 \$12.38; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Housing & Homelessness Solutions Committee was briefed on the Amendments to the Comprehensive Housing Policy to create a Targeted Rehab Program on February 24, 2020.

On August 26, 2020, City Council authorized an amendment to the City of Dallas Comprehensive Housing Policy, previously approved on May 9, 2018, by Resolution No. 18-0704, as amended, to create a Targeted Rehabilitation Program to provide grants or loans to eligible residents in targeted neighborhoods for housing rehabilitation and delegate authority to the City Manager to modify certain elements outlined in the appendix; add the West Dallas TRP Sub-Program Module as Appendix 18; and add the Tenth Street Historic District TRP Sub-Program Module as Appendix 19, by Resolution

No. 20-1220.

FISCAL INFORMATION

| Fund | FY 2021 | FY 2022 | Future Years |
|------------------------------------|----------------|--------------|--------------|
| Equity Revitalization Capital Fund | \$1,200,000.00 | \$ 0.00 | \$0.00 |
| ECO (I) Fund | \$ 0.00 | \$800,000.00 | \$0.00 |
| Total | \$1,200,000.00 | \$800,000.00 | \$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 \$ |
|--|----------------------|------------|---------|----------|
| \$2,000,000.00 | Other Services | N/A | N/A | N/A |
| • The Business Inclusion and Development Policy does not apply to Other Service contracts. | | | | |
| • Miko Trucking, Inc. - Local; Workforce - 22.00% Local | | | | |

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

| | |
|---|---|
| Request for Competitive Sealed Proposal | <ul style="list-style-type: none"> • 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 BR20-00014268. We opened them on December 3, 2020. We recommend the City Council award this service contract in its entirety to the most advantageous proposer.

*Denotes successful proposer

Proposers**Address****Score**

*Miko Trucking, Inc.

3302 Pluto St.
Dallas, TX 75212

75.25

Texas Plumbing Solutions LLC 500 Arapaho Rd. 57.35
Suite 603
Richardson, TX 75081

OWNER

Miko Trucking, Inc.

Michael Robinson, Owner