



Legislation Text

File #: 21-1004, Version: 1

STRATEGIC PRIORITY: Government Performance and Financial Management
AGENDA DATE: June 23, 2021
COUNCIL DISTRICT(S): 1, 12
DEPARTMENT: Office of Procurement Services
EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize two-year contracts, with two five-year renewal options, for property management, supportive services and renovations for temporary and permanent housing for the Office of Homeless Solutions - CitySquare in the amount of \$3,291,666 and Family Gateway, Inc. in the amount of \$2,911,856, most advantageous proposers of three - Total not to exceed \$6,203,522 - Financing: Homeless Assistance (J) Fund (2017 General Obligation Bond Fund) (\$2,845,273), 2020 CARES Act Relief ESG #2 Fund (\$2,378,666) and American Rescue Plan Act Homelessness Assistance and Supportive Services Program Fund (\$979,583) (subject to appropriations)

BACKGROUND

These contracts will provide for property management, supportive services, and renovations for temporary and permanent housing units at properties the City has acquired for homeless transitional housing. This program includes Housing First rapid rehousing utilizing best practices specified by the National Alliance to End Homelessness. Services established by these contracts include rehabilitation of the properties, as well as day-to-day on-site management and operation of the properties (including maintenance, utilities, and security). The recommended agencies will also provide on-site services to include case management, vocational/employment support, mental health/substance use services, and transportation.

Renovations at the properties will be paid through Proposition J Homeless Assistance bond funds. Operations and services for temporary housing at the properties will be paid through remaining Emergency Solutions Grant (ESG) funds under the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) received from the U.S. Department of Housing and Urban Development (HUD). ESG CARES Act funds are set to expire on or about September 30, 2022. At that time, subject to appropriation by City Council, the operation and on-site services would be paid through Homelessness Assistance and Supportive Services Program (HASS) funds awarded to the City of Dallas by HUD in April of this year in the amount of \$21,376,123 under the American Rescue Plan Act of 2021 (ARPA). The HASS funds are being administered through the HOME Investment Partnership Program (HOME) but are specifically designated to serve homeless and at-risk

populations, with expanded eligible uses designed to meet the needs of these vulnerable residents. Additional guidance from HUD on acceptance of these funds is pending.

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

- Budget and Management Services (1)
- Department of Information and Technology Services (1)
- Office of Homeless Solutions (1)
- Office of Procurement Services (1)*

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

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

- Experience 30 points
- Approach 25 points
- Staffing 25 points
- Cost 20 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)

[City Council was briefed by memorandum regarding this matter on June 18, 2021.
<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdallascityhall.com%2Fgovernment%2Fcitymanager%2FDocuments%2FFY%252020-21%2520Memos%2FAGenda%2520Item%252042%2520Property%2520Management%2061821.pdf&data=04%7C01%7Ccouncilagenda%40dallascityhall.com%7C6f378f00f949470b472108d9329610fc%7C2935709ec10c4809a302852d369f8700%7C0%7C0%7C637596442367403632%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=C1ntfF8jeWwgLhS5Ss%2BiuHf1A5tB4HrDYchwYxdpNGQ%3D&reserved=0>](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdallascityhall.com%2Fgovernment%2Fcitymanager%2FDocuments%2FFY%252020-21%2520Memos%2FAGenda%2520Item%252042%2520Property%2520Management%2061821.pdf&data=04%7C01%7Ccouncilagenda%40dallascityhall.com%7C6f378f00f949470b472108d9329610fc%7C2935709ec10c4809a302852d369f8700%7C0%7C0%7C637596442367403632%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=C1ntfF8jeWwgLhS5Ss%2BiuHf1A5tB4HrDYchwYxdpNGQ%3D&reserved=0)

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
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Homeless Assistance (J) Fund (2017 General Obligation Bond Fund)	\$ 474,212.00	\$1,422,637.00	\$ 948,424.00
2020 CARES Act Relief ESG #2 Fund	\$ 594,667.00	\$1,783,999.00	\$ 0.00
American Rescue Plan Act Homelessness Assistance and Supportive Services Program Fund	\$ 0.00	\$ 0.00	\$ 979,583.00
Total	\$1,068,879.00	\$3,206,636.00	\$1,928,007.00

<u>Council District</u>	<u>Amount</u>
1	\$3,291,666.00
12	<u>\$2,911,856.00</u>
Total	\$6,203,522.00

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 \$
\$6,203,522.00	Other Services	N/A	N/A	N/A
<ul style="list-style-type: none"> • The Business Inclusion and Development Policy does not apply to Other Service contracts. • CitySquare - Local; Workforce - 80.00% Local • Family Gateway, Inc. - Local; Workforce - 45.00% 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
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The Office of Procurement Services received the following proposals from solicitation number BR21-00014989. We opened them on November 12, 2020. We recommend the City Council award this contract to the most advantageous proposers by group.

*Denotes successful proposers

<u>Proposers</u>	<u>Address</u>	<u>Score</u>
*Family Gateway, Inc.	711 South St. Paul St. Dallas, TX 75201	Group 1 - 98.67 Group 2 - No bid
*CitySquare	1610 South Malcolm X Blvd. Dallas, TX 75226	Group 1 - No bid Group 2 - 84.59
First Presbyterian Church of Dallas dba The Stewpot	1835 Young St. Dallas, TX 75201	Group 1 - 82.80 Group 2 - No bid

OWNERS

Family Gateway, Inc.

Ellen Magnis, President

CitySquare

Dr. John Siburt, President/Chief Operating Officer
Larry Jame, Chief Executive Officer