



Legislation Text

File #: 23-1465, **Version:** 1

STRATEGIC PRIORITY: Government Performance & Financial Management
AGENDA DATE: June 14, 2023
COUNCIL DISTRICT(S): All
DEPARTMENT: Office of Procurement Services
EXECUTIVE: Jack Ireland

SUBJECT

Authorize a two-year consultant contract, with two one-year renewal options for the comprehensive reform of the Dallas development codes, Chapters 51, 51A, and 51P for the Department of Planning and Urban Design - Camiros, Ltd, most advantageous proposer of four - Not to exceed \$2,015,660 - Financing: Operating Carryover 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 consultant contract will provide for the comprehensive reform of the Dallas development codes, Chapters 51, 51A, and 51P for the Department of Planning and Urban Design. The contract will engage the services of a firm to develop a modern, updated and user-friendly development code that is streamlined, consistent, clear, aligned with all City plans and policies.

The code reform will include a general modernization of the development code to provide clarity, improve overall functionality, and achieve greater sensitivity to the existing and future fabric and character of the City of Dallas. The code reform will focus on portions of the Development Code that are either deficient, outdated, overly complex or that otherwise unnecessarily inhibit development. The new code will advance the goals of the city's updated Comprehensive Plan, Forward Dallas, and all current city plans and policies, and be better equipped to meet the myriad needs of the city in such areas as housing, urban design, transportation, climate action, preservation, and conservation. The reform will include both major and minor editing of the existing code language as well as original authoring of new provisions.

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

- Department of Code Compliance (1)
- Department of Planning and Urban Design (2)
- Department of Transportation (1)
- Office of Procurement Services (1)*

*The Office of Procurement Services only evaluated the cost and local preference

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 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 \$17.82; the selected vendor meets this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on June 6, 2023.

FISCAL INFORMATION

Fund	FY 2023	FY 2024	Future Years
Operating Carryover Fund	\$201,566.00	\$806,264.00	\$1,007,830.00

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
\$2,015,660.00	Other Services	N/A

M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
<ul style="list-style-type: none"> The Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreements. 		
<ul style="list-style-type: none"> Camiros, Ltd - Non-local; Workforce - 0.00% 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 BKZ23-00020009. We opened them on February 10, 2023. This consultant contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>
*Camiros, Ltd	411 South Wells St. Chicago, IL 60607	85.52
Code Studio, Inc.	1800 East 4th St., Unit 125 Austin, TX 78702	76.65
Houseal Lavigne Associates, LLC	188 West Randolph St., Suite 200 Chicago, IL 60601	65.34
ZoneCo, LLC	455 Delta Ave., Suite 203 Cincinnati, OH 45526	61.00

OWNER

Camiros, Ltd

William James, President