

Mayor and Council Communication

DATE: 03/31/26

M&C FILE NUMBER: M&C 26-0221

LOG NAME: 13P RFP 26-0005 DISASTER RECOVERY – HOME REPAIR SERVICES NSD DM

SUBJECT

(ALL) Authorize Execution of Non-Exclusive Agreements with Byrdson Services, LLC, G.A. Miller Enterprises, Inc, Pinnacle Project Partners, and Stonewater, Inc. to Perform Rehabilitation and Repair Services for the Homeowners Assistance Repair and Rehabilitation Program, Funded by the Community Development Block Grant – Disaster Recovery, in a Combined Amount Up to \$4,525,000.00, Subject to the Remaining Availability and Term of Grant Funding, Not to Exceed January 31, 2030 for the Neighborhood Services Department Under City Project No. 105152

RECOMMENDATION:

It is recommended that the City Council authorize execution of non-exclusive agreements with Byrdson Services, LLC, G.A. Miller Enterprises, Inc, Pinnacle Project Partners, and Stonewater, Inc. to perform rehabilitation and repair services for the Homeowners Assistance Repair and Rehabilitation Program, funded by the Community Development Block Grant – Disaster Recovery, in a combined amount up to \$4,525,000.00, subject to the remaining availability and term of grant funding, not to exceed January 31, 2030 for the Neighborhood Services Department under City Project No. 105152.

DISCUSSION:

The purpose of this Mayor and Council Communication is to authorize non-exclusive agreements to perform rehabilitation and repair services for eligible Homeowners Assistance Repair and Rehabilitation Program (HARRP) participants. These services will address critical repair and mitigation needs to ensure homes meet safe and habitable standards.

Purchasing issued Request for Proposals (RFP) No. 26-0005 that consisted of detailed specifications describing the various rehabilitation and repair service categories.

The bid was advertised in the *Fort Worth Star-Telegram* on November 12, 2025, November 19, 2025, November 26, 2025, December 3, 2025, December 10, 2025, and December 17, 2025. The City received eight (8) responses. One vendor was deemed non-responsive for failing to provide the requested documents. Two vendors did not achieve at least 50 percent of the available technical evaluation points and were not advanced for further consideration. One vendor met the minimum technical evaluation threshold; however, the proposed markup percentages exceeded reasonable cost parameters established through benchmark pricing for this grant-funded program. As a result, the proposal was not considered cost reasonable and was eliminated from award consideration.

The bids were evaluated using the best value criteria. An evaluation panel consisting of representatives from the Neighborhood Services Department and Environmental Services Department reviewed and scored the submittals using the Best Value Criteria. The individual scores were averaged for each of the criteria and the final scores are listed in the table below. No guarantee was made that a specific amount of services would be purchased.

Bidders	Evaluation Criteria					Total Score
	a	b	c	d	e	
Byrdson Services, LLC	19.33	18.67	13.50	11.11	0.00	62.61
G.A. Miller Enterprises, Inc	16.00	15.33	13.00	20.00	0.00	64.33
Pinnacle Project Partners	16.67	16.67	9.50	16.67	0.00	59.51
Stonewater Inc	18.67	19.33	14.50	13.34	0.00	65.84

Best Value Criteria:

- a. Technical Qualifications and Experience
- b. Specialized Program Experience
- c. Financial and Administrative Capacity
- d. Pricing
- e. Small Business Goal Evaluation

After evaluation, the panel concluded that Byrdson Services, LLC, G.A. Miller Enterprises, Inc, Pinnacle Project Partners, and Stonewater Inc presented the best value to the City. Therefore, the panel recommends that Council authorize non-exclusive purchase agreements to perform rehabilitation and repair services for eligible HARRP participants to Byrdson Services, LLC, G.A. Miller Enterprises, Inc, Pinnacle Project

Partners, and Stonewater Inc. Staff certifies that the recommended vendors met the bid specifications.

The combined annual amount allowed under the agreements will be up to \$4,525,000.00; however, the actual amount will be based on the needs of the department and available budget.

FUNDING: The agreement will be funded through the Community Development Block Grant – Disaster Recovery (CDBG-DR) as a response to Winter Storm Uri and allocated to the City through Federal Register Notices 87 FR 31636 and 88 FR 3198. Funding is budgeted in the Single Family Rehab Housing accounts within the Grants Operating Federal Fund for the Neighborhood Services Department.

AGREEMENT TERMS: Upon City Council approval, the agreements shall begin upon execution and remain in effect until program funds are exhausted or through January 31, 2030, the end of the CDBG-DR grant period, whichever occurs first.

RENEWAL TERMS: These agreements will have no renewal options, as they are funded through a finite grant program.

SMALL BUSINESS PROGRAM: In accordance with the City's Small Business Ordinance, the City has established a 30% Small Business goal for this solicitation/contract. No vendor met the criteria to achieve this goal. Therefore, the responses were evaluated based on the remaining best value criteria.

ADMINISTRATIVE CHANGE ORDER: An administrative change order or increase may be made by the City Manager up to the amount allowed by relevant law and the Fort Worth City Code and does not require specific City Council approval as long as sufficient funds have been appropriated.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current operating budget, as previously appropriated, in the CDBG-DR (PY21/28) project within the Grants Operating Federal Fund to support the approval of the above recommendation and execution of the agreements. Prior to any expenditure being incurred, the Neighborhood Services Department has the responsibility to validate the availability of funds.

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