

# Mayor and Council Communication

DATE: 09/17/24

M&C FILE NUMBER: M&C 24-0817

LOG NAME: 13P RFP 24-0151 HOME REPAIR SERVICES MC NS

## **SUBJECT**

(ALL) Authorize Execution of Non-Exclusive Agreements with Six Identified Vendors to Provide Specified Home Repair Services in an Initial Cumulative Five-Year Amount Up to \$44,787,500.00 Using Various Federal and State Grants and City Funds for a Five-Year Term and Authorize Rollover of Remaining Purchase Contracts for the Neighborhood Services Department

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## **RECOMMENDATION:**

It is recommended that City Council:

1. Authorize execution of non-exclusive agreements for identified home repair services in an initial cumulative five-year amount up to \$44,787,500.00, which consists primarily of grant revenues, with the following vendors: GTO1 Construction Corporation; HVAC ServicePro, LLC; Camelot Roofing, LLC; G. A. Miller Enterprises, Inc; Angler's Insulation, LLC; and Pinnacle Project Partners, LLC for a five-year term for the Neighborhood Services Department; and
  2. Authorize rollover of remaining purchase contracts for the Neighborhood Services Department.
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## **DISCUSSION:**

The Neighborhood Services Department approached the Purchasing Division to solicit a bid for home repair services by category, which included installation, repair and services for: general construction and carpentry; bathrooms; electrical; flooring; foundation; heating; ventilation and air conditioning (HVAC); insulation; kitchen; lead hazard control; plumbing; roofing; and weatherization services. Purchasing issued Request for Proposal (RFP) No. 24-0151 for Home Repair Services which consisted of detailed specifications of the City's standards and expectations for all categories in order to provide the services to eligible Fort Worth residents.

The Neighborhood Services Department administers a number of home repair programs that assist low-income residents; the primary funding sources are a variety of state and federal grants as well as City general fund money. The various grants and the anticipated funding amounts are included below. These programs include the Priority Repair, Lead Hazard Reduction Program, Healthy Homes Initiatives, Household Crisis Repair, Healthy Homes for Heroes, and Weatherization Assistance and are collectively referred to as the department's "Home Repair Program."

Acceptance of the grants and budgeting of the City's Home Repair Program are handled in separate Mayor and Council Communications (M&Cs); the most recent being M&C 24-0113 (which authorized an increase in the program's contract authority to \$37,823,303.53). The purpose of this M&C is to authorize agreements with the contractors who will provide home repair services under the Home Repair Program utilizing the federal, state, and city funding that has been or will be appropriated.

The RFP was advertised in the *Fort Worth Star-Telegram* on April 24, 2024, May 1, 2024, May 8, 2024, May 15, 2024 and May 22, 2024. The Diversity & Inclusion Department set a 25% Business Equity Goal for this solicitation and provided a list of 323 firms to notify of this bid opportunity. Invites to these firms were submitted via the Bonfire platform.

The City received a total of seven (7) responses: Fathul Flooring LLC; GTO1 Construction Corporation; HVAC ServicePro, LLC; Camelot Roofing, LLC; G. A. Miller Enterprises, Inc; Angler's Insulation, LLC; and Pinnacle Project Partners, LLC.

Fathul Flooring LLC, was deemed non-responsive for failing to submit all required documentation. It was also determined that self-performance was not sufficient due to the contractor not being a certified M/WBE firm.

An evaluation panel, consisting of representatives from the Neighborhood Services, Diversity & Inclusion, and Property Management Departments evaluated and scored the remaining submittals using Best Value criteria. The individual scores were averaged for each of the criteria for each category included in the bid, and the final scores are listed in the bid matrix included as an attachment. Once the technical evaluation was completed, Purchasing staff allocated points associated with pricing to each vendor for each category for which the vendor submitted.

The bid document specified the use of the following Best Value Criteria:

- a. Proposer's qualifications, experience and references
- b. Project approach and methodology to perform services
- c. Financial History
- d. Ability to meet the City's needs
- e. Cost, points allocated individually to each of the services by category.

Based on the evaluation, it is recommended that awards be made to each of the listed vendors for the service(s) identified in the chart below. No guarantee was made that a specific amount of these services will be purchased. Staff certifies that the recommended contractors' bids meet specifications for the service(s) for which award is recommended.

Home Repair Service Type Awarded	GTO1 Construction Corporation	HVAC ServicePro, LLC	Camelot Roofing, LLC	G. A. Miller Enterprises, Inc	Angler's Insulation, LLC	Pinnacle Project Partners, LLC
General Construction	√	√	√			√
Bathroom	√	√				√
Electrical	√	√				
Flooring	√	√				√
Foundation	√					
HVAC	√	√		√		√
Insulation	√	√			√	
Kitchen	√	√				
Lead Hazard Control	√	√				
Plumbing	√	√				
Roofing	√	√	√			
Weatherization	√	√				

Under these non-exclusive agreements, the Neighborhood Services Department will request services on a priority basis within each category based on the lowest unit prices, availability, and contractor's proximity to the designated work site. Prior to each requested service being executed, a funds availability verification confirming that funding is available and appropriated will be performed by the Neighborhood Services Department.

**CONTRACT AMOUNT AND FUNDING AVAILABILITY:** The Home Repair Program is funded through different state and federal grants awarded to the City as well as City General Funds. The estimated current and future total amount of all grants and City funds under the Home Repair Program is \$44,787,500.00 across a period of five years, FY24-FY29. The City funds represent 22.33% of the total funds available for this program. The allocation of funding will vary by program year and grant source.

Additional grant funds are allocated to the City from time to time based on emergencies, availability, and various other reasons. Although an initial up to amount has been approved through this M&C, this amount is not intended to serve as a maximum amount that can be used by the Home Repair Program in the event additional grant funds are received. In the event that additional grant funds are received, an M&C will be brought to the City Council for approval to include those funds for the Home Repair Program.

In order to ensure the City has contractor capacity to fully utilize these variable grant sources and make repairs as quickly as possible, the contract authorization requested under this M&C is tied to the cumulative available funding each year as reflected in the adopted and amended Home Repair Program budget. Staff will monitor services based on grant funding source, applicable limitations, and allowable services to ensure funds are expended in accordance with the terms of the grants at issue.

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<b>Program &amp; Funding Sources</b>	<b>Year 1 (2024-2025)</b>	<b>Year 2 (2025-2026)</b>	<b>Year 3 (2026-2027)</b>	<b>Year 4 (2027-2028)</b>	<b>Year 5 (2028-2029)</b>	<b>5-Year Total</b>
<b>LEAD: Community Development Block grant Match</b>	\$ 187,500.00	\$ 187,500.00	\$ 187,500.00	\$ 187,500.00	\$ 187,500.00	\$ 937,500.00
<b>LEAD: U.S. Department of Housing and Urban Development grant</b>	\$ 1,250,000.00	\$ 1,250,000.00	\$ 1,250,000.00	\$ 1,250,000.00	\$ 1,250,000.00	\$ 6,250,000.00
<b>LEAD: Healthy Homes grant</b>	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	\$ 875,000.00
<b>Priority Repair: Community Development Block grant</b>	\$ 2,100,000.00	\$ 2,100,000.00	\$ 2,100,000.00	\$ 2,100,000.00	\$ 2,100,000.00	\$10,500,000.00
<b>Priority Repair: City of Fort Worth - General Fund</b>	\$ 1,600,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 9,600,000.00
<b>Healthy Homes for Heroes: Texas Veterans Commission grant</b>	\$ -	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 1,200,000.00
<b>Healthy Homes for Heroes: Community Development Block grant</b>	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ 300,000.00
<b>Weatherization : Texas Association of Community Action Agencies grant</b>	\$ 1,050,000.00	\$ 1,050,000.00	\$ 1,050,000.00	\$ 1,050,000.00	\$ 1,050,000.00	\$ 5,250,000.00
<b>Weatherization: Texas Department of Housing and Community Affairs - Low Income Housing Energy Assistance Program grant</b>	\$ 700,000.00	\$ 700,000.00	\$ 700,000.00	\$ 700,000.00	\$ 700,000.00	\$ 3,500,000.00
<b>Weatherization: Texas Department of Housing and Community Affairs - U.S. Department of Energy grant</b>	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 1,750,000.00
<b>Weatherization: Texas Department of Housing and Community Affairs - U.S. Department of Energy Bipartisan Infrastructure Law grant</b>	\$ 1,225,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,225,000.00
<b>Weatherization: City of Fort Worth - General Fund</b>	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ 400,000.00
<b>Household Crisis: Texas Department of Housing and Community Affairs - Comprehensive Energy Assistance Program grant</b>	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00	\$ 3,000,000.00
<b>Total</b>	<b>\$ 9,937,500.00</b>	<b>\$ 8,712,500.00</b>	<b>\$ 8,712,500.00</b>	<b>\$ 8,712,500.00</b>	<b>\$ 8,712,500.00</b>	<b>\$ 44,787,500.00</b>

Since Fort Worth has historically been efficient in getting these types of grant funds put to work and expended quickly, the City periodically is awarded additional funding to utilize dollars that might otherwise sit dormant.

Because additional funding sources and/or additional dollars from a previously identified source may become available during the life of the agreements, it is recommended that City Council authorize the City Manager or their designee to increase the initial agreements with the contractors up to the amount allowed by relevant law and the Fort Worth City Code, not requiring specific City Council approval, as long as sufficient funds have been appropriated.

**FUNDING ROLLOVER:** This variation in awards, costs and expenditures for the various programs and home repair service types creates difficulty in forecasting exact amounts needed for each program and each contractor for future years. Therefore, staff requests that Council authorize the transfer and rollover of remaining Purchase Order balances to new Purchase Order allocations based on total current funding levels in order to

ensure effective continuation of the Home Repair Program across fiscal and grant funding program years. This approach will allow staff to utilize purchasing authority remaining from completed years, as well as accommodate for future variations in funding awards from the multiple funding sources.

M/WBE OFFICE: The Business Equity Division placed a 25% business equity goal on this solicitation/contract. Angler's Insulation, LLC, Camelot Roofing, LLC, Glenn's A/C & Heating, HVAC ServicePro, Pinnacle Project Partners, and GTO1 Construction Corp, have all agreed/committed to utilize 25% business equity subcontractor participation for the scope of work, meeting the City's Business Equity Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.

AGREEMENT TERMS: Upon City Council approval, the non-exclusive agreements will begin upon execution and shall expire five years from that date.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that upon approval of the recommendations, funds are and will be available in the current and future capital & operating budgets for the various Home Repair Program projects within the Grants Operating Federal, Grants Operating State and General Capital Projects Funds to support the approval of the above recommendations and execution of the agreements. Prior to an expenditure being incurred, the Neighborhood Services Department has the responsibility to validate the availability of funds.

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