



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 1/17/2018

ALL

Item Creation Date: 12/29/2017

T26361 - Housing Rehabilitation and Housing Construction Services for Single-Family homes - ORDINANCE

Agenda Item#: 6.

1/17/18
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Summary:

ORDINANCE authorizing and approving form of Master Contractor Agreement ("Master Contractor Agreement") for the City of Houston Home Repair Program to be executed by the City of Houston, Texas ("City"), and each of the following contractors (a "Contractor"): **SLSCO, LTD.; PMG CONSTRUCTION, INC.; THE BAPTISTE GROUP LLC; DSW HOMES, LLC; HOUSTON HABITAT FOR HUMANITY, INC; CROWN RIDGE BUILDERS, LLC; THOMPSON CONSTRUCTION GROUP, INC; BURGHLI INVESTMENTS INC dba BURGHLI HOMES; MAYBERRY HOMES, INC; REBUILDING TOGETHER - HOUSTON; JAMES W. TURNER CONSTRUCTION, LTD.; and BYRDSON SERVICES LLC dba EXCELLO HOMES;** authorizing and approving a form of Home Repair Program Rehabilitation and Reconstruction Tri-Party Agreement (a "Tri-Party Agreement") to be executed by the City, a contractor, and the owner or occupant of a single-family structure who qualifies for participation in the Home Repair Program; authorizing the Mayor to execute a Master Contractor Agreement with each contractor and Tri-Party Agreements with a contractor and an owner or occupant of a single-family structure who qualifies for participation in the Home Repair Program; allocating the sum of \$10,000,000 out of the TIRZ Affordable Housing Funds to the aforementioned agreements

Background:

Request for Proposal received on October 5, 2017 for S67-T26361 - Approve an Ordinance authorizing a form of Master Contractor Agreement for the City Of Houston Home Repair Program to be executed by the City Of Houston, Texas ("City"), and each of the following contractors (A "Contractor"): SLSCO, Ltd.; PMG Construction, Inc.; The Baptiste Group LLC; DSW Homes, LLC; Houston Habitat For Humanity, Inc.; Crown Ridge Builders, LLC; Thompson Construction Group, Inc.; Burghli Investments Inc. dba Burghli Homes; Mayberry Homes, Inc.; Rebuilding Together Houston; James W. Turner Construction, Ltd.; And Byrdson Services LLC dba Excello Homes in an amount not to exceed \$10,000,000.00 for Housing Rehabilitation and Housing Construction Services for Single-Family homes for the Housing and Community Development Department.

Specific Explanation :

The Director of the Housing and Community Development Department and the Chief Procurement Officer recommend that City Council approve an Ordinance authorizing a form of Master Contractor Agreement for the City Of Houston Home Repair Program to be executed by the City Of Houston, Texas ("City"), and each of the following contractors (A "Contractor"): SLSCO, Ltd.; PMG Construction, Inc.; The Baptiste Group LLC; DSW Homes, LLC; Houston Habitat For Humanity, Inc.; Crown Ridge Builders, LLC; Thompson Construction Group, Inc.; Burghli Investments Inc. dba Burghli Homes; Mayberry Homes, Inc.; Rebuilding Together - Houston; James W. Turner Construction, Ltd.; And Byrdson Services LLC dba Excello Homes in an amount not to exceed **\$10,000,000.00 for a three-year contract with two one year options.** The Ordinance also authorizes and approves a form of Home Repair Program Rehabilitation and Reconstruction Tri-Party Agreement ("Tri-Party Agreement") that will be signed to repair each individual house. Each Tri-Party Agreement will be signed by the City, one of the Contractors, and the owner or occupant of a single-family structure who qualifies for participation in the Home Repair Program. The Ordinance authorizes the Mayor to execute the Tri-Party Agreements on behalf of the City. The Director of Housing and Community Development Department and/or the Chief Procurement Officer may terminate the contract at any time upon 30-days written notice to the contractor.

The scope of work requires the contractors to perform rehabilitation, reconstruction, and/or new construction services for single-family owner-occupied homes. Contractors should consider that (i) the scale of the program could increase to serve additional homes depending on available funds; and (ii) the program could be expanded to include other housing construction programs administered by the City. The Contractors were able to submit proposals to perform Housing Rehabilitation, Housing Construction, and/or both services. After execution of the Master Contractor Agreement, the Contractors may be eligible to bid and submit cost estimates for individual housing rehabilitation or construction contracts made available pursuant to a Request for Services, as such contracts become available and as administered by the City.

The Request for Proposal (RFP) was advertised in accordance with the requirements of the State of Texas bid laws. The solicitation document was posted on the Strategic Procurement Division's e-bidding website and, as a result proposals were received from: SLSCO, Ltd, PMG Construction, Inc., The Baptiste Group, DSW Homes, LLC., Apex Consulting Group, Malbro Construction, C.M.C. III Construction, Houston Habitat for Humanity, Byrdson Services, LLC dba Excello Homes, Crown Ridge Builders, LLC, Thompson Construction, Inc., Burghli Investments, LLC. dba Burghli Homes, Mayberry Homes, Inc., Advance Global Holdings, West Coast Home Improvements, Turnkey Contractor Solutions, Higher Ground Construction, Indigo Services, By Our Hands, Comfort Homes, TPMG, 12 Texas General Contractor, Rebuilding Together Houston, and James W. Turner Construction Ltd. (JWTC). The Evaluation Committee consisted of members from the Housing and Community Development Department.

The proposals were evaluated based on the following criteria:

1. Responsiveness of Proposal
2. Technical Competence
3. Price Proposal

SLSCO, Ltd, PMG Construction, Inc., The Baptiste Group, DSW Homes, LLC., Houston Habitat for Humanity, Byrdson Services, LLC dba Excello Homes, Crown Ridge Builders, LLC, Thompson Construction, Inc., Burghli Investments, LLC. dba Burghli Homes, Mayberry Homes, Inc., Rebuilding Together Houston, and James W. Turner Construction Ltd. (JWTC) received the highest overall score and was deemed to be the best qualified consultant to perform the requirements as outlined in the RFP.

MWSBE Subcontracting:

The RFP solicitation was advertised with a 12% goal for MWSBE Participation. Each vendor will make good faith efforts to comply with the 12% MWSBE goal as required per the solicitation.

Hire Houston First:

Hire Houston First does not apply to this expenditure, because it involves the use of federal funds and is subject to specific procurement rules of the Federal Government.

Pay or Play

The proposed contract requires compliance with the City's Pay or Play ordinance regarding health benefits for employees of City contractors. In this case, the contractor will provide health benefits to eligible employees in compliance with City policy.

Fiscal Note:

"Funding of this item is included in the FY2018 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policy Ord. 2014-1078."


Jerry Adams, Chief Procurement Officer
Finance/Strategic Procurement Division

Department Approval Authority

Estimated Spending Authority			
DEPARTMENT	FY2018	OUT YEARS	TOTAL
Housing and Community Development	\$10,000,000.00	\$0.00	\$10,000,000.00

Prior Council Action:

Ordinance No.: 2017-759. Approved by Council on October 4, 2017.

Amount of Funding:

\$10,000,000.00

TIRZ Affordable Housing Fund

Fund 2409 (Previously appropriated by Ordinance No.: 2017-759)

Contact Information:

Contact Information:

NAME:	DEPT.	PHONE
Tom McCasland, Director, HCDD	HCDD	(281) 233-1613
Brenda Chagoya, Division Manager	FIN/SPD	(832) 393-8723

ATTACHMENTS:

Description

[RCA#T26361- Master Contractor Agreement](#)

[Funds Certification](#)

[Tri-Party Agreement](#)

[Form B](#)

[Affidavits for all 12 contractors attached](#)

[Forms A \(Fair Campaign Ord.\) for all 12 contractors](#)

[Signed ORD](#)

[Previously Appropriated ORD 2017-759](#)

Type

Signed Cover sheet

Financial Information

Contract/Exhibit

Backup Material

Backup Material

Backup Material

Ordinance/Resolution/Motion

Backup Material