CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: **Community and Human Development**

AGENDA DATE: **October 20, 2009**

CONTACT PERSON/PHONE: **Bill Lilly/541-4241** ; Terrence Freiburg, Purchasing Mgr., 541-4313

DISTRICT(S) AFFECTED: **All Districts**

SUBJECT:
APPROVE a resolution / ordinance / lease to do what? OR AUTHORIZE the City Manager to do what? Be descriptive of what we want Council to approve. Include $ amount if applicable.

Approve an estimated cumulative award to local vendors included in the Harris County Department of Education "HCDE" Municipality Master Service Interlocal Contract in the amount of $250,000 for rehabilitation and/or demolition work completed on an estimated twelve homes for the City's Neighborhood Stabilization Program (NSP). The intent is to award bids to local vendors Rayco Construction, Basic IDIQ, and Powers General Contractors for necessary rehab work and/or demolition on homes the City will purchase for the NSP.

BACKGROUND / DISCUSSION:
Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

City Council is asked to approve the estimated construction funds that will be awarded to local vendors on the HCDE Cooperative Purchasing Program for the NSP homes to be rehabilitated.

PRIOR COUNCIL ACTION:
Has the Council previously considered this item or a closely related one?

On August 18, 2009, City Council approved an Interlocal Agreement and Resolution authorizing the City Manager to sign the Harris County Department of Education Municipality Master Service Interlocal Contract in order to participate in their cooperative purchasing program.

On August 18, 2009, City Council approved the NSP Manual, authorized the City Manager or the Director of Community and Human Development, when acting as her designee, to acquire qualified properties under the Neighborhood Stabilization Program provided that: the properties meet the acquisition criteria established in the NSP Manual; and there are unencumbered NSP funds available to adequately fund the acquisition, rehabilitation, and administrative costs related to the particular acquisition. This authorization includes authorization to negotiate the purchase price (offer or counteroffer) and execute on behalf of the City the purchase and sale agreements/contracts of sale and any other documents related to the acquisition, upon review and approval of the City Attorney's Office. The City Manager or the Director of the Community and Human Development, when acting as her designee, was also authorized to approve or deny homebuyer loan applications and loans for homebuyers financing under the Program, in accordance with the lending criteria and requirements in the NSP Manual.

On April 21, 2009, City Council approved submission of a grant application for the Neighborhood Stabilization Program to the Texas Department of Housing and Community Affairs (TDHCA); and authorized the City Manager to sign the grant application including all understandings, certifications, and assurances contained therein, and apply for, accept, reject, alter, or terminate the grant amount for the purpose of neighborhood restoration efforts; the City Manager was authorized to sign any related paperwork, including authorization of budget transfers and submission of any necessary revisions to the operational plan; the City Manager was authorized to execute on behalf of the City of El Paso, any grant amendments or corrections to the initial Grant Agreement which increase, decrease or de-obligate program funds provided that no City funds are required and any documents to request and accept an extension of the award ending date for the grant.

On November 18, 2008, City Council approved a Resolution amending the 2005-2010 Consolidated Plan to add a Neighborhood Program (NSP) component, amending the City's 2008-2009 Annual Action Plan to add NSP-funded activities, and approval of the International Building Code (IBC) definition for "blighted structure" to be used for the purposed of NSP activities, whenever applicable, in order to comply with HUD's directive for such a definition; authorized the City Manager to sign a Grant Agreement with HUD for the NSP formula grant covered by the City's Annual Action Plan; and authorized the City Manager to take any action necessary to accomplish the intent of the resolution upon approval by the City Attorney's Office and Director of Community and Human Development Department.

AMOUNT AND SOURCE OF FUNDING:
How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

Activities in the areas identified above will be funded with Community Development Block Grant (CDBG) funds specifically designated for NSP activities. HUD has awarded the City of El Paso $3,032,465 for NSP 1 funding. TDHCA has announced that the City of El Paso has been awarded $1,731,066 in Texas NSP 1 funds. The City is awaiting the Contract to receive these funds from TDHCA.

The account numbers are as follows:

HUD NSP 1	TDHCA NSP 1
Dept. 71150034	Dept. 71150034
Fund 07901	Fund 07902
Grant G71NSP	Grant G71NSP TDHCA
Account 505201 & 508027	

BOARD / COMMISSION ACTION:
Enter appropriate comments or N/A

N/A

**********REQUIRED AUTHORIZATION**********

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: _____

(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

PROJECT FORM

DATE: October 6, 2009

PROJECT: Repair, Rehabilitation, and/or Demolition of Homes for Neighborhood Stabilization Program
DEPARTMENT: Community & Human Development
BUDGET NO: 71150034-505201-07901-G71NSP
71150034-508027-07901-G71NSP
71150034-07902-G71NSP TDHCA
FUNDING SOURCE: CDBG
REPRESENTATIVE DISTRICT(S): All

****

Request that the Purchasing Manager, Financial Services, Purchasing Division be authorized to issue purchasing orders referencing Powers General Contractors, Rayco Construction, and Basic IDIQ under the Harris County Department of Education "Choice Facility Partners Job Order Contracts" for the repair, rehabilitation, and/or demolition of homes the City will purchase for the Neighborhood Stabilization Program (NSP) in the amount not to exceed $250,000. Participation by the City of El Paso in the HCDE Cooperative Purchasing Program was approved by City Council on August 18, 2009.

Additionally, it is requested that the City Attorney's Office review and that the City Manager be authorized to execute any related contract documents and agreements necessary to effectuate this award.

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COUNCIL APPROVED ☑ REJECTED ☐ MUNICIPAL CLERK _____

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APPROVED:

COUNCIL MEETING DATE: October 20, 2009

Terrence Freiburg, Purchasing Manager
Financial Services Department, Purchasing Division

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS

To: Terrence Freiburg, Purchasing Manager

From: Bill Lilly, Director, Community & Human Development:

Authorized Signature

Date: 10-6-09

Re: 2009 – Harris County Department of Education "HCDE" Job Order Contracts

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The Community and Human Development Department recommends utilizing Harris County Department of Education Municipality Master Service Interlocal Contract to issue a $250,000 purchase order to be divided among one or more of the following vendors for rehabilitation and/or demolition work on homes that will be acquired by the City of El Paso for the Neighborhood Stabilization Program: Rayco Construction, Powers General Contractors, Basic IDIQ. The following are the factors used to evaluate the use of this procurement program as the best approach:

1. *Is there an urgent need for the product/service? In other words, is time of the essence?*

   Yes. Once eligible homes are purchased by the City, the goal is to complete any necessary repairs/rehab as soon as possible so that the homes can be sold to eligible households for occupancy. Similarly, the goal is to demolish blighted structures as soon as possible.

2. *Does the purchase through the Program promote the standardization of equipment?*

   No, this is not applicable.

3. *Does the purchase through the Program support local business? If not, is there a comparable product/service available locally?*

   Yes, local business is supported. Quotes for each rehabilitation project (i.e. home), will be solicited from three local construction firms, two of which are based in El Paso, and one of which has an office in El Paso.

4. *Do the available vendors have prior work experience and/or familiarity with the City?*

   Yes.

5. *Is the pricing reasonable as compared to other similar products/work performed for the City of El Paso in the past or as quoted from other companies?*

   Price reasonableness has been established because the cooperative purchasing agency used a competitive bidding process in the awarding of the contract. CD will reserve the right to obtain quotes on selected projects to ensure that price reasonableness is satisfied.
   The participation by the City of El Paso in the Harris County Department of

THE CITY OF EL PASO TEXAS

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

Education Municipality Master Service Interlocal Contract, was approved by Mayor and City Council on August 18, 2009. The standard factors used to determine the use of a Cooperative Purchasing program were approved by City Council on June 24, 2008.

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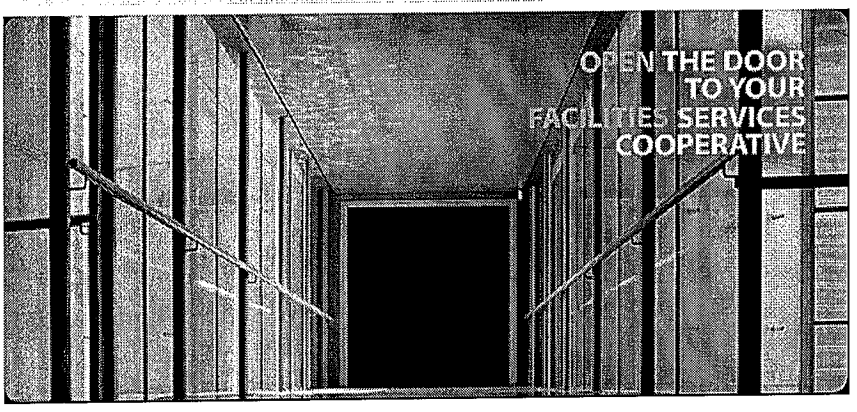

Cooperative Purchasing for Facilities

Choice Facility Partners is a cooperative purchasing organization that brings legally and competitively bid facility contracts to schools, education-related organizations and other governmental entities across Texas.

Best value contracts offered through a cooperative purchasing solution provide choices so client members can select the contract that best meets their needs.

Contract areas include Job Order Contracting; modular buildings and classrooms with concrete flooring; energy management program, including conservation and purchase, including aggregation; project construction services, including owner's representative and project controls, and capital management software; environmental site assessments and building forensics services; disaster restoration and recovery; energy efficient HVAC services and preventative maintenance; outside playgrounds; commercial floor coverings; roofing; fencing; signage; dry erase whiteboards; webcasting solutions including webstreaming and meeting management services; security access systems; elevator services; and amplification sound systems. CFP audits contract use and performance to ensure quality and customer service.

Organizations and institutions can take advantage of these contracts for facilities services by signing an interlocal agreement and becoming a client member of the cooperative purchasing organization. If you would like to learn more about Choice Facility Partners, you may view a brief PowerPoint Show here.
Saving money in facility budgets is a cooperative purchasing benefit that needs to be shared!

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To accommodate the volume of bidders and vendor partners who need to access information on the site, the Choice Facility Partners' website now requires a log-in to download RFPs. If you have difficulty with this new process, please send an e-mail to info@ChoiceFacilityPartners.org and we will assist you.

Title	RFP#	Due Date	Q&A
No Current Solicitations Available at This Time			

FEATURED PARTNER

OUR FINE INTERIOR SOLUTIONS, LP (THE OFIS)

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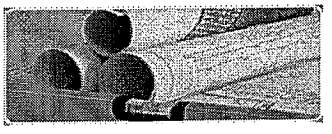
LATEST UPDATE



2009-09-30
Leader's Choice News 9-29-09 -- read more

2009-09-21
New contracts awarded for Choice Facility Partners members [Sept. 2009] -- read more

2009-08-25
Students begin school year in new classrooms -- read more

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CFP CALENDAR OF EVENTS

87TH ANNUAL COUNTY JUDGES CONF
(October 5 - 8, 2009) -- read more

CATEE CONFERENCE
(October 14 - 16, 2009) -- read more

TEXAS MUNICIPAL LEAGUE CONFERENCE
(October 20 - 23, 2009) -- read more

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FAQ

What is Harris County Department of Education?

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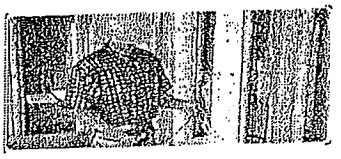
SERVICE OF HARRIS COUNTY DEPARTMENT OF EDUCATION

CALL US : 713-696-2122

SEARCH

FEATURED



CONSTRUCTION MASTERS OF HOUSTON, INC.

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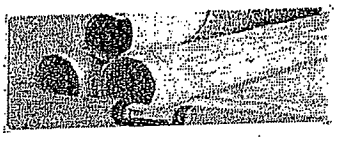
CONTRACTS

ALL >> A B C D E F G H I J K L M N O P Q R S T U V W X Y

Contract/Resources	Partners	Contract Number	HUB/MWBE
AMPLIFICATION SOUND SYSTEM			
	Front Row	09/005JC-01	-
	Prime Systems/ Directron.com	09/005JC-02	-
BUILDING FORENSICS			
Roofing and Waterproofing Services	Armko Industries, Inc.	07/007JC-01	-
Roofing and Waterproofing Services	Hydro-Stop Inc LLC	08/021JC-01	-
CAPITAL MANAGEMENT SOFTWARE			
	ATSER, LP	08/040JC-01	-
	CapitalSoft	08/040JC-02	-
COMMERCIAL FLOOR COVERING			
	Mannington Commercial	09/020CG-01	Yes
	McCoy, Inc.	09/020CG-03	-
	Tandus US LLC	09-020CG-02	-
DISASTER RESTORATION AND RECOVERY SERVICES			
	Roadrunner Restoration	08/003JC-01	-
ELEVATOR SERVICES			
	A & F Elevator Company, Inc.	08/041JC-01	-
	EMR Elevator, Inc.	08/041JC-02	-
ENERGY SERVICES			
Aggregation	Texas Energy Aggregation, LLC	07/032JC-01	-
Aggregation	Tradition Energy	08/038JC-01	-
Conservation	Johnson Controls	09/003JC-01	-
Conservation	Linc Services LLC	09/003JC-01	-
Conservation	Rayco Construction, Inc.	09/003JC-03	-
Conservation	TD Industries	09/003JC-04	-
Conservation Consulting Services	Image Engineering Group, Ltd	09/007JC-01	-
Conservation Consulting Services	Kinsman & Associates Consulting Engineers	09/007JC-02	-
HEATING, VENTILATION, AIR CONDITIONING			
	Automated Logic/United Environmental Services	09/023DR-06	-
	Brandl	09/023DR-01	-
	Dura Pier Facilities Services, LTD	09/023DR-05	Yes
	Fort Bend Mechanical	09/023DR-04	-
	GOES Heating Systems	09/023DR-03	Yes
	Johnson Controls	09/023DR-07	-
	Linc Systems	09/023DR-02	-
	TD Industries	09/023DR08	-
JOB ORDER CONTRACTING			
	Aguirre Roden, Inc.	07/033JC-01	-
	ALPHA Building Corporation	09/035JC-01	Yes

LATEST UPDATE



2009-07-21
New contracts awarded -- read more

2009-06-22
New contracts awarded for commodity resource areas -- read more

2009-05-28
Leader's Choice News 5-26-09 -- read more

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CFP CALENDAR OF EVENTS

TASA/TASB CONVENTION
(October 2 - 4, 2009) -- read more

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FAQ

What benefits do we gain from using CFP?

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OVER ↓

	Basic IDIQ	09/040JC-03	-
	Basic IDIQ, Inc.	07/033JC-02	-
	Centennial Contractors Enterprises, Inc.	09/040JC-06	-
	Centerline Construction Sery ices, Inc.	09/002JC-01	-
	Construction Masters of Houston, Inc.	09/040JC-04	-
	Corporate Facilities Management Services, LLC	08/031JC-01	Yes
	Corporate Facilities Management Services, LLC	09/040JC-01	-
	Dura Pier Facilities Services, LTD.	09/040JC-05	Yes
	Dura Pier Facilities Services, Ltd.	06/035JC-02	Yes
	Flagship PDG	09/040JC-10	-
	Fort Bend Mechanical	08/031JC-02	-
	Fort Bend Mechanical	09/040JC-02	-
	Healthy Resources Enterprise, Inc.	06/035JC-03	Yes
	Herrera & Hunt	09/040JC-07	Yes
	Herrera & Hunt, Inc.	07/007JC-01	Yes
	J Perez Construction Inc.	09/002JC-02	Yes
	Leyendecker Construction, Inc.	09/002JC-03	-
	P2MG, Inc.	09/040-JC-08	-
	Powers General Contractors, Inc.	06/035JC-04	-
	Rayco Construction, Inc.	07/007JC-02	-
	Structura Design, LLC	09/040JC-09	Yes
MODULAR CLASSROOMS AND BUILDINGS			
	Comark Building Systems, Inc.	08/001JC-01	-
	GroundFORCE Building Systems	08/001JC-02	-
OWNERS REPRESENTATIVE AND PROJECT CONSTRUCTION SERVICES			
	Boyken International	07/022JC-01	-
	PRISM Advantage	07/023JC-01	Yes
	Raba Kistner Consultants, Inc	07/006JC-01	-
	The Maddox Group, Inc.	07/022JC-02	-
PLAYGROUND SYSTEMS			
	BCI Burke Company	09/021CG-01	-
	T.F. Harper and Associates	09/021CG-02	-
PROJECT MANAGEMENT SERVICES			
	BROADDUS & ASSOCIATES	09/029DR-02	-
	P2MG	09/029DR-01	Yes
SECURITY SYSTEMS			
	FaceKey Corporation	08/039JC-01	-
	LensSec, LLC	-	-
WEBCASTING SOLUTIONS			
	Granicus	07/036JC-01	-

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HCDE