

KEY FOCUS AREA: A Cleaner, Healthier City Environment

AGENDA DATE: January 26, 2011

COUNCIL DISTRICT(S): All

DEPARTMENT: Housing/Community Services

CMO: A. C. Gonzalez, 671-8925

MAPSCO: N/A

SUBJECT

Authorize the twelve month renewal option with Torres Construction to provide contractor labor for minor home repairs for the People Helping People Program for the period January 27, 2011 through January 26, 2012 – Not to exceed \$123,640 – Financing: 2010-11 Community Development Block Grant Funds

BACKGROUND

This item authorizes the one-year renewal option for a service contract with Torres Construction to provide contractor labor for minor home repairs for the People Helping People (PHP) Program. City Council authorized the original contract in January 2010. As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to select the Torres Construction firm for this contract and Torres Construction has fulfilled the requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826, as amended. The ethnic composition of Torres Construction is 100% Hispanic.

The PHP program is designed to help low-income, elderly (62 or older) and disabled residents of Dallas receive minor exterior home repairs performed by volunteers. This service contract renewal will provide contractor labor for minor home repairs for the PHP Program when special construction expertise is required that cannot be supplied by volunteers. Available funds will serve households that meet low-income level guidelines established by the U.S. Department of Housing and Urban Development (HUD). It is estimated that each repair will average \$900.00 per household based on previous history of the program, however each household is allowed a maximum of \$5,000.00.

BACKGROUND (Continued)

The goal of the PHP Program is to assist approximately 200 households utilizing grant funds. Once a home is verified as meeting the guidelines of the program, a Housing Inspector is sent out to the home to assess the work to be done. The Housing Inspector then provides a work write up to the contractor to execute the repairs. This program provides repairs to: home exteriors, porches, steps, ramps, and handrails. New ramps and handrails can be installed, and trash, debris, unsafe garages, and unsafe sheds can be removed. The program also provides volunteer specialty services such as pest extermination, heater service, AC installation and window glass replacement.

In June 2010, the City Council adopted the FY 2010-11 Consolidated Plan Budget for the U.S. Department of Housing and Urban Development entitlement funds. The entitlement funds included \$1,242,127 in Community Development Block Grant funds that were budgeted for the People Helping People (PHP) Program and became available on October 1, 2010. The PHP budget for FY 2010-2011 includes \$123,640 for the Torres Construction contract renewal for the period January 27, 2011 through January 26, 2012.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 2, 2008, the Housing Committee was briefed on the proposed program statement changes to the PHP program and received a favorable recommendation.

On October 8, 2008, the City Council adopted additional changes to the PHP program by Resolution No. 08-2771.

On January 27, 2010, the City Council authorized a one year service contract with a one year renewal option by Resolution No. 10-0311.

On June 23, 2010, the City Council adopted the final FY 2010-11 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$20,352,645 in Community Development Block Grant funds and with a budgeted amount of \$1,242,127 for the PHP Program.

FISCAL INFORMATION

FY2010-11 Community Development Block Grant Funds - \$123,640

ETHNIC COMPOSITION

Torres Construction

White Female	0	White Male	0
Black Female	0	Black Male	0
Hispanic Female	0	Hispanic Male	6
Other Female	0	Other Male	0

OWNER

Torres Construction

Atilano Torres, President

January 26, 2011

WHEREAS, the City Council seeks to maximize the quality of housing stock and resources for residents of the City of Dallas; and

WHEREAS, the primary focus of the People Helping People (PHP) program is to assist low income elderly and disabled with housing repairs; and

WHEREAS, on January 27, 2010, the City Council authorized a one-year service contract for the provision of contractor labor for minor repairs for the PHP Program with a 12 month renewal option by Resolution No. 10-0311; and

WHEREAS, the City entered into a service contract pursuant to Resolution No. 10-0311 dated January 27, 2010, and the contractor Torres Construction has performed satisfactorily during the first 12 month term of the contract; and

WHEREAS, this service contract renewal will provide contractor labor for minor home repairs for the PHP Program when special construction expertise is required that cannot be supplied by volunteers; and

WHEREAS, the City now desires to authorize execution of a twelve-month renewal option to the contract with Torres Construction to provide contractor labor for minor home repairs for the People Helping People Program, in an amount not to exceed \$123,640; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That following approval as to form by the City Attorney, the City Manager is authorized to execute a twelve-month renewal option to the contract with Torres Construction to provide contractor labor for minor home repairs for the People Helping People (PHP) Program for twelve months, in an amount not to exceed \$123,640.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Torres Construction shall be based only on the amount of the services directed to be performed by the City and properly performed by Torres Construction under the contract.

Section 2. That the City Controller is authorized to disburse funds from the following appropriation in an amount not to exceed \$123,640.00:

Torres Construction VENDOR NO. 337798

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJECT</u>	<u>ENCUMBRANCE</u>
CD10	HOU	431C	3099	CTHOU431CC503

January 26, 2011

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.

DISTRIBUTION:

Housing/Community Services Department
Office of Financial Services, 4FS