



City of Mesquite, Texas

Legislative File

File Number: 17-2872

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Type: Agenda Item

Status: Consent

Version: 1

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In Control: City Council

File Name: Bid No. 2017-083 - Rehabilitation of 4404 Motley Drive

File Created: 07/28/2017

Final Action:

Title: Bid No. 2017-083 - Neighborhood Stabilization Program for Residential Repairs Located at 4404 Motley Drive, Mesquite, Texas, 75150.
(Authorize the City Manager to execute a contract with Yoon's Trim and Construction in the amount of \$107,103.00.)

Agenda Date: 08/07/2017

Agenda Number: 8

Text of Legislative File 17-2872

Title

Bid No. 2017-083 - Neighborhood Stabilization Program for Residential Repairs Located at 4404 Motley Drive, Mesquite, Texas, 75150.
(Authorize the City Manager to execute a contract with Yoon's Trim and Construction in the amount of \$107,103.00.)

Name of Department

Housing and Community Services

Sum of Bid/Bid Amount

\$107,103.00

Body

Neighborhood Stabilization Program (NSP) was created by the Housing and Economic Recovery Act of 2008 to respond to rising residential foreclosures and property abandonment. The main purpose of the NSP is to stabilize neighborhoods negatively impacted by foreclosures. The City of Mesquite was awarded \$2 million in NSP funding. These funds have helped fund the purchase and rehabilitation of foreclosed upon and vacant single-family homes within designated neighborhoods. The City of Mesquite obtained 22 homes through this program, with 18 properties previously rehabilitated and sold, and the final four are in the process of rehabilitation.

An Advertisement for Bid notice was published in the Daily Commercial Record newspaper and bid documents were broadcast to vendors through the BidSync electronic bidding system and posted on the City's website. The repairs specified in the bid were to rehabilitate the City-owned property located at 4404 Motley in preparation for resale to eligible participants in the City's NSP.

Major components of the property to be rehabilitated include the following:

- Structural
 - Foundation Repair
 - Re-Roof
 - Replace Siding
- Site Work
 - Remove Tree Stump
 - Demolish and Replace Concrete Patio
- MEP (Mechanical, Electrical and Plumbing)
 - Install New Electrical
 - Install New HVAC Service
 - Install New Water Heater
- Finishes
 - Replace Drywall
 - Replace Flooring
 - Kitchen Remodel
 - Painting
 - Install New Appliances

The property has been owned by the City of Mesquite for seven years and slated for rehabilitation. This project went out to bid through the procurement process in April 2017, yielding only one bid. It was determined to re-bid the project through Bid Sync. A pre-bid meeting was held by the Purchasing Division with multiple contractors in attendance; however, still only one bid was received.

Staff performed an independent cost estimate and determined that the residential repairs submitted by the bidder are within 13 percent of the independent estimate.

Financial Implications

The NSP grant program will fund this contract.

Recommended/Desired Action

Staff recommends award to Yoon's Trim and Construction.

Attachment(s)

Bid Tabulation

Drafter

Aurora Bueno

Head of Department

Raymond Rivas