

# City of Mesquite, Texas

## Legislation Text

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**File #:** 18-3422, **Version:** 1

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Bid No. 2018-052 - Neighborhood Stabilization Program for residential repairs located at 3708 Hilton Drive, Mesquite, Texas 75150.

(Authorize the City Manager to finalize and execute a contract with Provement, Inc., in the amount of \$97,468.30.)

### **Name of Department**

Housing and Community Services

### **Sum of Bid/Bid Amount**

\$97,468.30

The Neighborhood Stabilization Program (NSP) assists jurisdictions address abandoned, foreclosed and vacant properties within their communities. The City of Mesquite was awarded \$2 million in NSP funding under the Housing and Economic Recovery Act of 2008. These funds were used to purchase and rehabilitate foreclosed and vacant single-family homes. The City of Mesquite targeted five neighborhoods and surrounding areas with high risk of foreclosure: Casa View Heights, Truman Heights, Mesquite Park, Sherwood Forest and Creek Crossing.

After the property rehabilitation is complete, it will be listed for sale to recover costs associated with acquisition and the cost to repair the structure. Potential buyers must meet the following requirements:

- Household income must be at or below 120% of the area median income for Dallas County
- Must intend to occupy the property as a primary place of residence
- Must attend 8 hours of homebuyer education classes from a HUD approved counseling center prior to obtaining a mortgage loan
- Must be either a first-time homebuyer or must verify that no more than one residential property is owned at the time the eligibility application is submitted
- Must be a U. S. Citizen or meet special conditions, if not a naturalized citizen

This bid is being recommended for award of contract under the Alternative Project Delivery Method for Texas Public Projects per Senate Bill 510. The procurement of a contract under SB 510 allows this competitive sealed bid to be awarded for contract to the bidder who provides the best value to the City.

On February 22, 2018, and March 1, 2018, an Advertisement for Bid notice was published in the Daily Commercial Record newspaper. Bid documents were also broadcast to vendors through the BidSync electronic bidding system and posted on the City's website. Four bids were received. The repairs specified in the Invitation to Bid are to be performed in order to rehabilitate the City-owned property located at 3708 Hilton Drive in preparation for resale to eligible participants in the City's Neighborhood Stabilization Program (NSP). The property has been owned by the City of Mesquite for eight years and slated for rehabilitation under the NSP program.

Staff performed an independent cost estimate and determined that the residential repairs would be approximately \$94,150.00. After reviewing the bids received, staff identified Provement, Inc., as the best value with a bid amount of \$97,468.30. This conclusion was based on the experience, including their qualifications and previous work history for the City, their pricing and their responsiveness to the specifications and requirements of the bid.

Major rehab components of the property include the following:

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

### **Financial Implications**

This contract will be funded by the NSP grant.

### **Recommended/Desired Action**

Staff recommends that the City Manager be authorized to finalize and execute a contract with Provement, Inc.

### **Attachment(s)**

Evaluation Summary

Location Map

### **Drafter**

Aurora Bueno

### **Head of Department**

Raymond Rivas