



City of Dallas

1950 Fort Worth Avenue Update

**Housing and Homelessness Solutions
Committee
October 23, 2023**

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City of Dallas

Presentation Overview



- Background/History
- Purpose
- Challenges
- Actions Taken
- Project Budget
- Next Steps



Background/History



- Aligns with OHS Major Homeless Initiatives by Council District and local Continuum of Care to rapidly expand Permanent Supportive Housing (PSH) inventory
- PSH is an evidenced-based housing model proven successful
- City Council authorized acquisition of 1950 Fort Worth Avenue on December 9, 2020, and completed on December 23, 2020
- Authorized original RFP for renovations and property management to CitySquare on June 23, 2021
 - Delayed contract signing due to zoning process
 - Approved Special Use Permit on April 7, 2022



Background/History (continued)



- Asbestos remediation completed in March 2022
- Recommended two separate procurements with OHS partnering with HOU to leverage construction experience of staff in August 2022
- Original RFP for renovations and property management split in two RFPs, retained CitySquare's original contract for operations and services and solicited for a company for needed renovations
 - CitySquare opted to cease partnership with the City due to internal changes in their business scope on December 21, 2022
- In November 2022, contracted with City's agent, CBRE, to manage solicitation process for design and redevelopment



Background/History (continued)



- During January-February 2023, CBRE launched website to solicit proposals, conducted site tours, vetted proposals, and selected best qualified developer
- On April 26, 2023, City Council authorized:
 - 1) Partial rescission of Resolution No. 21-1124 to remove authorization for property management, services, and renovations with CitySquare; and
 - 2) Development agreement with UCR Development for the design and renovations





Project Updates April – October 2023





- Updates on the following items:
 - 1) CBRE solicitation and procurement process for design and redevelopment
 - 2) Actions taken since the City Council authorized developer agreement award to UCR Development
 - 3) Emergency procurement process requiring immediate attention due to several factors utilizing an RFQ for design and RFP for redevelopment



Challenges



| Date | Activity |
|------------------|--|
| April-May 2023 | Reviewed CBRE solicitation and procurement adherence to state procurement laws and federal regulations during contract preparation |
| | Procurement as authorized by City Council on April 26, 2023 was deemed null and void |
| | Notified CBRE and UCR Development |
| June – July 2023 | Explored alternatives for emergency procurement due to the urgency and immediate need |
| | Determined an expedited process under an emergency procurement as the best option under state procurement laws and federal regulations |



Actions Taken



| Date | Activity |
|---------------------|--|
| September 15, 2023 | Initiated Special Need RFQ solicitation for shortlisted architectural and MWBE firms through an informal process |
| September 25, 2023 | RFQ proposal solicitation deadline |
| September - October | Evaluation and selection of the most qualified architect |
| October 2023 | Began fee negotiations with selected architectural firm |





Going Forward



Project Budget



| 1950 Fort Worth Avenue | Amount |
|---------------------------------|--------------------|
| Renovation | \$5,975,631 |
| Identified Funding: | |
| ARPA – City of Dallas* | \$3,612,358 |
| 2017 Bond Program – Prop J | \$2,345,273 |
| Total Identified Funding | \$5,957,631 |

*\$2.5M City ARPA funds to be reimbursed (Source TBD)



Next Steps



| Date | Activity |
|--------------------------|--|
| October – November 2023 | Issue Notice to Proceed for design work |
| November – December 2023 | 1) City Council ratification/action on architectural services contract with selected firm, and 2) Resolution rescinding Resolution No. 23-0543 awarding procurement to UCR Development |
| March 2024 | Completion of the design phase by firm |
| March 2024 | Initiate informal emergency solicitation process for the renovations using completed design plans due to design firm's proposed timeline |
| April 2024 | City Council agenda item authorizing selected contractor to complete renovations |
| September 2024 | Completion of renovation |





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