

Building the future. Restoring the past.



May 5, 2021

A night-time photograph of the Dallas skyline, featuring the Reunion Tower and several skyscrapers illuminated against a dark sky.

HOW TO DO BUSINESS WITH DALLAS COUNTY

Michael Frosch, Purchasing Director



PURCHASING DEPARTMENT

Founders Square - 900 Jackson Street, 6th Floor, Suite 680, Dallas, TX 75202

Telephone: (214) 653-7431 • Fax: (214) 653-7449

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WHAT DOES DALLAS COUNTY PROCURE?

Professional services

Legal, Architectural, Engineering, etc.

Goods & Services

Promotional items, IT, pest control, armored car services, grounds maintenance, janitorial goods and services, security, plumbing, HVAC, mechanical parts and services, uniforms, food, temporary staff, office supplies and furniture, etc.

Construction

Job Order Contracting, roofing, new construction, building repair, flooring, refurbishing, etc.

METHODS OF PURCHASING

The County is governed by State of Texas purchasing statutes.

IFQ – Invitation for Quotes

- solicitations less than \$50,000
- Advertising not required
- lowest vendor meeting minimum requirement

RFB – Request for Bids

- solicitations greater than \$50,000
- Two week advertising required
- lowest bidder meeting minimum requirement
- Commissioners Court required

METHODS OF PURCHASING CONT.

RFP – Request for Proposals, solicitations greater than \$50,000

- Solicitation greater than \$50,000
- Two week advertising required
- Complex purchases
- Considers other factors in addition to price
- Highest ranked proposal
- Negotiations
- Commissioners Court required

RFQ – Request for Qualifications, solicitations greater than \$50,000

- Solicitations greater than \$50,000
- Two week advertising required
- Professional Services (only)
- Two step process based on qualifications
- Qualified vendor(s)
- Negotiations
- Commissioners Court required

PROCUREMENT THRESHOLDS

$\leq \$3,000$

Although multiple quotes not necessary, the County may consider one quote determined the price is fair and reasonable

$\geq \$3,000 \leq \$50,000$

Solicit at least 3 quotes

$\geq \$50,000$

Formal Procurement – Invitation for Bid (IFB), Request for Proposal (RFP), or Request for Qualifications (RFQ)

BIDDING OPPORTUNITIES

View and Download Current Formal Business Opportunities

<https://www.dallascounty.org/departments/purchasing/current-business-ops.php>

View and Download Current Formal Business Opportunities

Dallas County Purchasing Department (Founders Square) - 900 Jackson Street, 6th Floor, Suite 680, Dallas, TX 75202

Telephone: (214) 653-7431 • Fax: (214) 653-7449

Thank you for your interest in doing business with Dallas County. This page is designed to provide the vending community access (*view and download only*) to Dallas County formal solicitations. By viewing and downloading solicitation documents, vendors can determine whether they want to participate in certain business opportunities without having to login or register to use the County's electronic solicitation platform, BidSync.

Once a vendor determines an interest to participate in the solicitation process, the vendor must use BidSync (https://prod.bidsync.com/dallas_county_texas) during the course of the solicitation process. BidSync contains all solicitation documents, addenda, updates, deadlines, and allows the vendor to submit their solicitation response electronically. Of course, vendors may still submit their sealed solicitation response in hardcopy to the Dallas County Purchasing Department.

For your convenience, you may access, view, and download the following formal business opportunities:

| Solicitation Number | Title | Anticipated Closing Date | Buyer Name | Buyer E-mail Address |
|---|---|--------------------------|---------------------------------------|-------------------------------|
| 2021-021-6888 Proposal for Ryan White Ending HIV in Dallas County | RFP - Ryan White Ending HIV in Dallas County | 4/29/2021 | Debra Morris, Contracts Specialist | debra.morris@dallascounty.org |

BIDDING OPPORTUNITIES

Visit the Dallas County Purchasing Department website to view and respond to active solicitations.

<https://www.dallascounty.org/departments/purchasing/currentbids.php>

Bidding Opportunities

Founders Square - 900 Jackson Street, 6th Floor, Suite 680, Dallas, TX 75202

Telephone: (214) 653-7431 • Fax: (214) 653-7449

Active County Bid Solicitations

On April 27, 2020, Dallas County implemented a new public solicitation platform and will be posting all solicitations for goods, services, and construction through BidSync. Vendors seeking to do business with Dallas County will be required to register, https://prod.bidsync.com/dallas_county_texas. By registering, vendors will be able to receive solicitation notices, view open solicitations, and submit their response online to desired business opportunities.

[Click here to view bids older than April 27, 2020](#)

?

search by keyword, title or bid number (click the question icon to see search instructions)

Search

Show results for :

▸ Classifications

| Bid number | Title | Agency | Location | End date | Bid end | Tab |
|---------------|--|--------------------------|----------|-----------------------------|---------------|-----|
| 2020-008-6848 | Request for Qualifications for Financial Audits of Dallas County Juvenile Board RFQ | Dallas County Purchasing | Texas | May 21, 2020 2:00:00 PM CDT | 23 days, 1 hr | |

1

(1 of 1)

Results Per Page: 10

HOW TO REGISTER ON BIDSYNC

Step 1: Visit the following link and click “Register For Free”

https://prod.bidsync.com/dallas_county_texas



Dallas County, Texas has partnered with BidSync to provide web-based bidding services to their suppliers. To do business with **Dallas County, Texas** you can register for a free BidSync Basic account.

If you are interested in seeing bids from over 100,000 government agencies across the US subscribe to a BidSync Pro Account.

[**SHOW ME HOW TO GET MORE BIDS**](#)

BENEFITS OF USING BIDSYNC

Dallas County implemented a new public solicitation platform to post all solicitations for goods, services, and construction through BidSync.

1. Over 90,000 agencies use BidSync; Doing business with Dallas County is free
2. Paperless electronic responses to all solicitation types, RFB, IFQ (Quick Quote), RFP, and RFQ
3. Email notices; daily email alerts, key bid information
4. Easy-to-review Bid summary; bid agency, summary description, important solicitation updates, key dates
5. Advanced search tools; geography, agency type, due date

HOW TO SUBMIT A QUOTE/BID/PROPOSAL

Once you've created a BidSync account, register in the online helpdesk so you'll have access to helpful materials and resources through the Support portal.

INSTRUCTIONS FOR ELECTRONIC BIDS

Please follow the link for instructions on Electronic Bids:

<https://support.bidsync.com/hc/en-us/articles/360015939772-Responding-to-Bids>

INSTRUCTIONS FOR PAPER BIDS

Please follow the link for instructions on Paper Bids:

<https://support.bidsync.com/hc/en-us/articles/360018392011-Responding-to-Paper-Bids>

Any additional questions or, for immediate assistance, please contact BidSync Vendor Support at 800-990-9339 ext.1010 or email your question to: support@bidsync.com

TOP 10 THINGS TO CONSIDER WHEN BIDDING

- **Bid security**
- **Award Method**
 - a. by line
 - b. all or nothing
 - c. by group
 - d. best value
- **Read Instructions**
 - a. award
 - b. samples
 - c. qualifications
 - d. minimum requirements
- **Make sure your product, service, delivery will meet specification requirements**
- **Attend pre-bid meeting**
 - a. clarification
 - b. ask questions
 - c. meet your competitors
- **Keep up with the solicitation schedule and addenda**
 - a. pre-bid
 - b. closing date
 - c. addenda
- **Correct pricing sheet**
 - a. quantity
 - b. unit of measure
 - c. unit & extended cost
 - d. check the math
- **Bonding requirements**
 - a. amount
 - b. term
 - c. consider the bond & insurance cost
 - d. make sure you meet bonding requirements
- **Complete & return all bid documents required**
- **Make a competitive bid**

DALLAS COUNTY FORECASTED PROJECTS

| Projected Solicitations | Estimated Amount | Term | Anticipated Release |
|---|-----------------------|---|---------------------|
| Job Order Contracting | \$24,000,000 | Two years with three one-year renewal options | Bid Due 4/26/21 |
| Replacement of Hot Water Boiler at Cook Chill | New Project | | April-21 |
| Commercial and Industrial Solid Waste/Refuse Collection and Disposal Services | \$317,113.00 | Two years with two one-year renewal options | April-21 |
| Certified On-Site Interpreter Services | \$1,305,570 | Three years with three one-year renewal options | April-21 |
| Family and Medical Leave Act (FMLA) Administration Services and Other Related Leave Services | No cost consideration | Three years with two one-year renewal options | April-21 |
| Design Build Mesquite Government Center | New Project | | April-21 |
| Professional Construction Project Management Services and On-Site Representation for the Mesquite Government Center | New Project | | April-21 |
| Employment Background Check and Screening Services | | Three years with two one-year renewal options | April-21 |

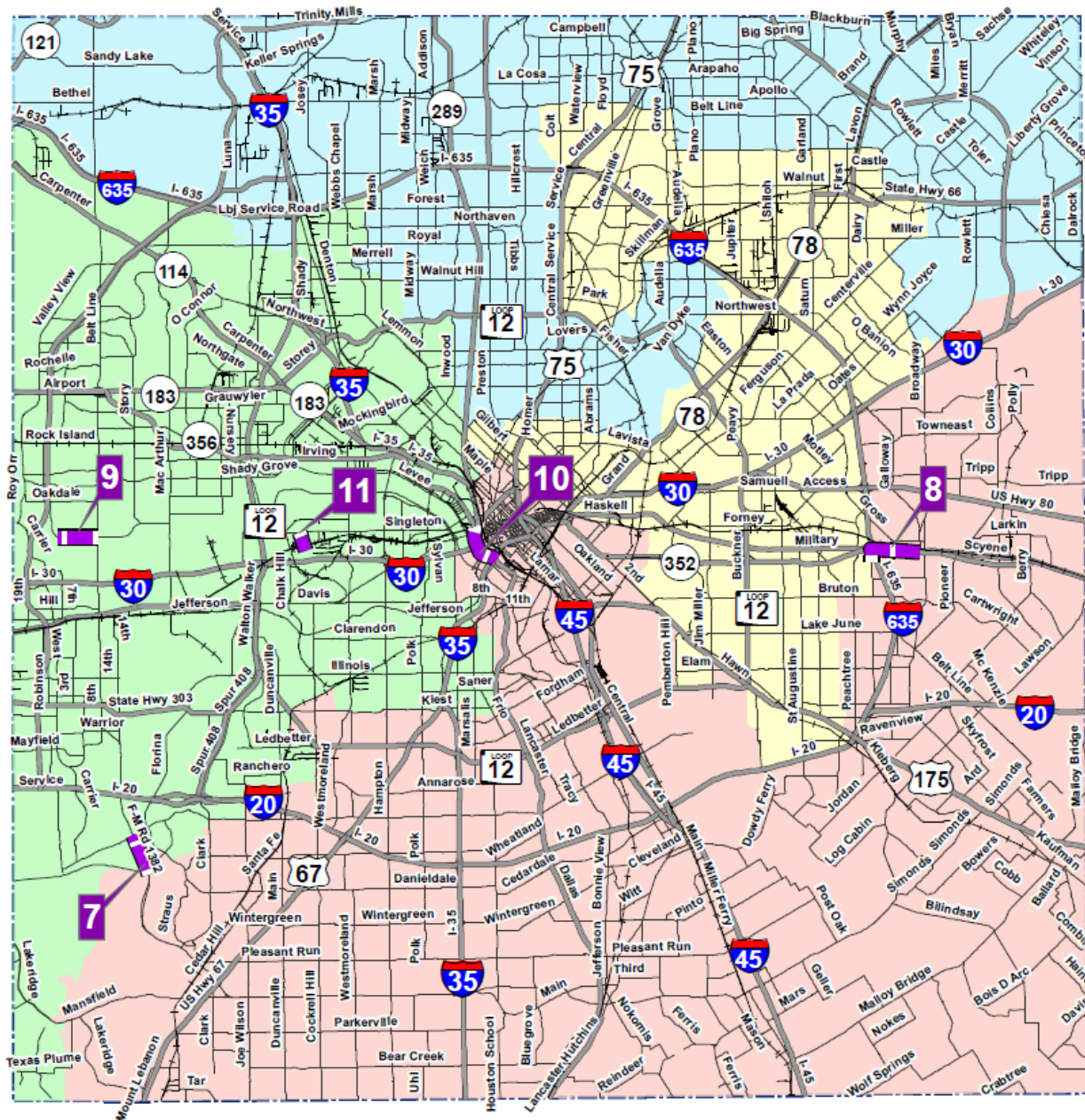
DALLAS COUNTY FORECASTED PROJECTS – CONT.

| Projected Solicitations | Estimated Amount | Term | Anticipated Release |
|--|------------------|---|---------------------|
| Non-Residential Services | \$795,556 | Three years with three one-year renewal options | April-21 |
| Residential Treatment Services | \$1,999,481 | Three years with three one-year renewal options | April-21 |
| Armed and Unarmed Security Guard Services | \$6,762,685 | Three years with three one-year renewal options | April-21 |
| Real Estate Appraisal Services | | Three years with three one-year renewal options | May-21 |
| Engineering Laboratory Services/Construction Material Testing and Geotechnical Engineering | \$276,875 | Three years with three one-year renewal options | May-21 |
| Comprehensive General Liability, Automotive Liability, Bonds, Pollution and Commercial Crime Insurance | \$50,000 | Two years with two one-year renewal options | May-21 |
| Janitorial Supplies | \$12,820.00 | Three years with three one-year renewal options | June-21 |

DALLAS COUNTY FORECASTED PROJECTS- CONT.

| Projected Solicitations | Estimated Amount | Term | Anticipated Release |
|--|------------------|---|---------------------|
| Emergency Disaster Debris Removal, Reduction, Disposal, and Other Debris Related Services | \$10,000,000 | Five years with five one-year renewal options | June-21 |
| Food Trays | \$234,924 | Three years with three one-year renewal options | June-21 |
| Professional Engineering Laboratory Services/Construction Material Testing and Geotechnical Engineering | | Three years with three one-year renewal options | June-21 |
| Fleet Fuel Card and Program Management | \$2,000,000 | Three years with three one-year renewal options | July-21 |
| Temporary Staffing Services | \$8,500,000 | Three years with three one-year renewal options | July-21 |
| On-site American Sign Language Interpreting Service and Real-time Captioning Services for the Deaf and Hard of Hearing | \$125,176 | Three years with three one-year renewal options | July-21 |

MCIP Project Information



Future MCIP Project Information(Upcoming Bids) Dallas County Led

| Num | Project | City | Est Cost | Program Year |
|-----|---|---------------|----------|--------------|
| 7 | FM 1382 Bike-Ped Sidepath(40227)- FM 1382 to Mansfield Rd. | Dallas | \$2.0 M | 2021 |
| 8 | Military Parkway Trail(11902/31901)- Galloway to Rodeo Center | Mesquite | \$1.5 M | 2021 |
| 9 | Wildlife Parkway(40810)- SH 161 to Belt Line Rd. | Grand Prairie | \$35.0 M | 2021 |
| 10 | Riverfront Blvd.(30221)- Cadiz St. to UPRR | Dallas | \$65.0 M | 2021 |
| 11 | Cockrell Hill Rd.(30226)- LaReunion Pkwy. To Singleton Blvd. | Dallas | \$10.0 M | 2021 |



******* MAP DISCLAIMERS *******

MAP DISCLAIMER : This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The Dallas County Transportation/GIS Division disclaims all responsibility for the accuracy or completeness of the data shown.

Map updated by Dallas County PW on 3-22-2021

CURRENT ONGOING MCIP PROJECT INFORMATION

DALLAS COUNTY LED

| MAP ID # | City | Project | Contract Amount | Est Completion Date | Certification Type, Goal / Actual % |
|----------|---|---|-----------------|---|-------------------------------------|
| 1 | Wilmer/Lancaster | Sunrise Rd. (31405) | \$5.6 M | Summer 2021 | SBE 27% / 23% |
| 2 | Dallas | Hatcher Station – Scyene Rd. Mid Block Crossing Imp | \$0.4 M | Fall 2021 <i>(project will commence in summer)</i> | SBE 40% / 0% |
| 3 | Duncanville, DeSoto, Cedar Hill, Dallas (DWU) | BSW Wintergreen Rd. (47302) | \$7.8 M | Fall 2021 | SBE 40% / 34% |
| 4 | Sachse | Sachse Rd. (22804) | \$9.3 M | Spring 2022 | SBE 6% / 3% |
| 5 | Dallas | Medical District Dr. (30228) | \$16.0 M | Spring 2022 | DBE TxDOT 6% / 2.5% |
| 6 | Grand Prairie/Dallas | Camp Wisdom (40811) | \$23.9 M | Summer 2022 | SBE 19% / 8% |

CURRENT ONGOING MCIP PROJECT INFORMATION DALLAS COUNTY LED

| MAP ID # | City | Project | Contract Amount | Est Completion Date | Pre Project Meeting | Est Bid Date |
|----------|---------------|---------|--------------------------------------|---------------------|---------------------|--------------|
| 7 | Dallas | 2021 | FM1382 Bike-Ped Sidepath (40227) | \$2.0 M | Spring 2021 | Summer 2021 |
| 8 | Mesquite | 2021 | Military Parkway Trail (11902/31901) | \$1.5 M | Spring /Summer 2021 | Summer 2021 |
| 9 | Grand Prairie | 2021 | Wildlife Parkway (40810) | \$35.0 M | Fall 2021 | Fall 2021 |
| 10 | Dallas | 2021 | Riverfront Blvd (30221) | \$65.0 M | Fall 2021 | Early 2022 |
| 11 | Dallas | 2022 | Cockrell Hill Road (30226) | \$10.0 M | Spring 2022 | Summer 2022 |

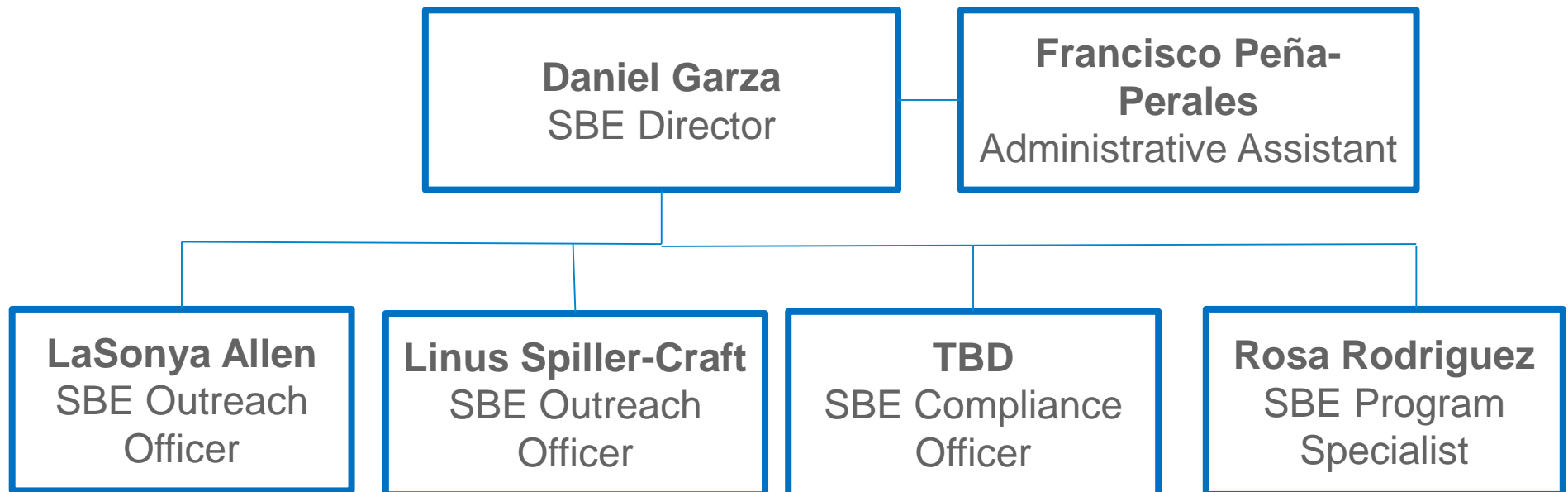
A night-time photograph of the Dallas skyline, featuring the Reunion Tower and several skyscrapers illuminated against a dark sky.

SMALL BUSINESS ENTERPRISE PROGRAM

Daniel Garza, SBE Director



SBE DEPARTMENT STAFF



HISTORICAL REVIEW

- 1986** Minority/Women Owned Enterprise Business (MWBE) Program Adopted
- 2015** Dallas County Disparity Study Conducted
- 2017** Small Business Enterprise Policy Adopted
Office of Small Business Enterprise (SBE) Created
- 2018** Small Business Enterprise Program Launched

COMMITMENT

- Dallas County is committed to increasing business opportunities for Small Businesses and the Business Community
- Dallas County Commissioners Court established the SBE Program for the purpose of promoting equal opportunities for Small Businesses

SBE QUALIFICATIONS

- Vendor **MUST** be certified as a SBE by one of the agencies listed below:
 - *Dallas-Fort Worth Minority Supplier Development Council*
 - *North Central Texas Regional Certification Agency*
 - *Women's Business Council-Southwest*
- Vendor **MUST** be organized as a “for profit” business
- Vendor **MUST** perform a commercially useful function on project(s)
- Vendor **MUST** have a local presence within the Dallas County Metropolitan Statistical Area consisting of:
 - *Dallas County*
 - *Tarrant County*
 - *Denton County*
 - *Collin County*

REQUIRED SUBMITTALS:

- Vendor **MUST** show the percent of utilization allocated to each subcontractor
- Vendor **MUST** show their “Good Faith Efforts” to meet the aspirational goal
- Vendor awarded County contracts are required to meet goals
- Mandatory Electronic Payment Reporting
 - ✓ Allows the Compliance Officer to Validate if the Prime Contractors are Paying the Sub-Contractors on-time

Visit the Following Link for More SBE Program
Information:

<https://www.dallascounty.org/departments/small-business-enterprise/>

Dallas County SBE Program

900 Jackson St., Suite 680

Dallas, Texas 75202

214-653-6021

sbe@dallascounty.org

Dallas County Commissioners Court Building Projects Overview

Jonathon Bazan, Assistant County Administrator



OVERVIEW

- Real Estate Portfolio
- Snapshot of Recent Projects
 - Records Building
 - Government Centers
 - Sheriff's Academy
 - COVID-19 Modifications
 - Elections Facility
- Upcoming and Future Projects

REAL ESTATE PORTFOLIO

- 55 owned
- 10 leased
- Approximately 7 million square feet of coverage
- Downtown square footage concentration
- Average age is 1978 (2020)
- PRV is \$2 billion
- Range of uses: office, courts, detentions, law enforcement, warehouse
- Space for CSCD
- Specialized: SWIFS, Cook-Chill, jails, etc.
- Historic buildings: Old Red, School Book Depository, Records, Old Criminal Courts
- Effort to consolidate small buildings to government centers

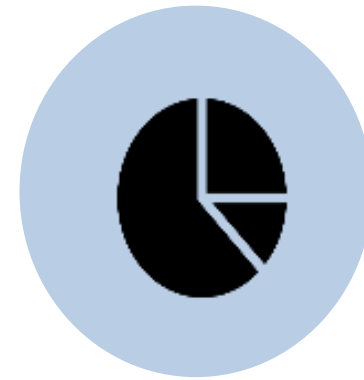
Dallas County Records Building Renovation & Expansion





Project Budget

\$149,958,459 – Construction
\$12,250,000 – Design and Engineering
\$6,636,315 – Program Management
\$31,155,226 – Soft Costs and Lease
Environmental Testing
Environmental Abatement
Materials Testing
Waterproofing
Contingency



MWBE

- CMAR Joint Venture
60%/40% (MWBE)
- 49% MWBE
subcontractor
participation
- RBCA Second Chance
Program









GOVERNMENT CENTER INITIATIVES

SOUTH DALLAS GOVERNMENT CENTER

8301 S. Polk

Key Facts:

- Total Development Budget - \$41,988,692
- South Dallas Government Center is 73,000 SF ground up 2-story with interior finish out; Sheriff Academy is 27,500 SF ground up single-story with interior finish out.
- Includes new County offices for Constable, Tax, Sheriff Traffic, Sheriff Dispatch, Veteran Affairs, Justice of the Peace 1-1, Justice of the Peace 1-2.
- 50/50 (MWBE) Joint Venture General Contractor, 41% MWBE subcontractor participation
- RBCA Second Chance Program

Milestone Construction Schedule:

- Construction Start: May 7, 2019
- Occupancy: October 2020





COURTROOMS >

Justice of the Peace 1-1



SOUTH DALLAS GOVERNMENT CENTER



SHERIFF'S ACADEMY



SHERIFF'S ACADEMY



NORTH DALLAS GOVERNMENT CENTER

6820 LBJ

Key Facts:

- \$33,500,000 Budget, including acquisition.
- 80,000 SF Interior Finish Out of Levels 1-3 and demo of Level 4 for future build out of 20,000 SF.
- Includes new County Offices for Constable, Tax, Passport, Juvenile, Truancy Court, Justice of the Peace 3-2, Justice of the Peace 3-1, AgriLife, Treasury, County Commissioner, and a central conference center.
- 26% MWBE subcontractor participation

Milestone Construction Schedule:

- Construction Start: March 18, 2019
- Certificate of Occupancy: October 21, 2019
- First Move in: October 21, 2019
- Current Construction Status: Complete







Oak Cliff
Government Center
702 E. Jefferson Ave.

Departments to Occupy:

- Justice of the Peace
- Truancy
- Constable
- Tax

Estimated Budget:

\$28,500,000

Completion: Fall 2021

MWBE Subcontractor

Participation: 53%

OAK CLIFF GOVERNMENT CENTER



Estimated Completion:
August 20, 2021

OAK CLIFF GOVERNMENT CENTER



OAK CLIFF GOVERNMENT CENTER



COVID 19 BUILDING MODIFICATIONS

North Dallas: \$5,969,544

- Project complete

South Dallas: \$2,909,002

- Project completion in Oct. 20

Records Building: \$12,609,384

- Substantial completion in Nov. 20

Sheriff's Academy: \$890,000

- Project completion in Dec. 20

Oak Cliff: \$7,768,132

- Project completion in Fall 21

ELECTIONS FACILITY

1520 Round Table Dr.

- 85,000 square foot warehouse
- 39,000 square foot modification for office use
- Security systems, server rooms, training rooms, public viewing opportunities, training and functional office areas.
- Warehouse and equipment storage and charging
- Contemporary functional furniture
- Construction Manager Joint Venture (100% MWBE)
- RBCA Second Chance Program











UPCOMING PROJECTS and INITIATIVES

- Transitional Housing Project
- New Parking Garage - \$25m
- Mesquite Government Center - ~\$30m
- Old Red Courthouse Modifications - ~\$25m
- Parking Garage Repairs
- Juvenile Services - ~\$100m
- George Allen 7th Floor - ~\$7m
- Annual Capital Replacement - \$30m
- East Dallas Government Center - ~\$12m
- Health and Human Services
- Affordable Housing Projects

QUESTIONS?



DALLAS COUNTY
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purchasing@dallascounty.org

DALLAS COUNTY
SBE Program
214-653-6018

sbe@dallascounty.org