



Legislation Text

File #: 20-644, **Version:** 1

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: May 13, 2020

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for the roof restoration of the Kalita Humphreys Theater located at 3636 Turtle Creek Boulevard - Phoenix I Restoration and Construction, Ltd., only proposer - Not to exceed \$418,800.00 - Financing: Cultural Arts (F) Fund (2017 General Obligation Bond Fund)

BACKGROUND

This action will authorize a construction contract with Phoenix I Restoration and Construction, Ltd. for the Kalita Humphreys Theater Roof Restoration Project, a project approved by the citizens of Dallas in the 2017 Bond Program.

The scope of work includes waterproofing repairs to the interior, selected roofing repair, replacement of two roof access exterior doors, interior water damage repair, and the replacement of five electrical panels.

Deferral of this item would delay the project's start and completion dates for this renovation project. This facility has various water infiltration areas where water continues to filter through the roof access doors, resulting in water damage. This construction work identified will mitigate the water infiltration for this facility to be functional for future events. The postponement of awarding this construction contract will increase project costs due to either inflationary factors or contractors requiring additional compensation for delayed implementation. As a result, the project will require re-scoping and/or additional value engineering to award within budget.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	May 2020
Complete Construction	October 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2020	FY 2021	Future Years
Cultural Arts (F) Fund (2017 General Obligation Bond Fund)	\$418,800.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$418,800.00	Construction	25.00%	25.76%	\$107,903.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following proposal was received and opened on February 14, 2020:

*Denotes only proposer

<u>Proposer</u>	<u>Base Bid</u>	<u>Alternate Nos. 1, 2, and 3**</u>	<u>Total Bid</u>
*Phoenix I Restoration and Construction, Ltd. 14032 Distribution Way Farmers Branch, Texas 75234	\$537,200.00	\$119,600.00	\$656,800.00

**Alternate No. 1 - cast iron drainpipe replacement.

**Alternate No. 2 - replace roof at occupied roof (2nd floor balcony terrace).

**Alternate No. 3 - replace roof at Actor’s Terrace (3rd floor terrace).

Note: After negotiations with Phoenix I Restoration and Construction, Ltd. and the addition of three alternates for a total amount of \$119,600.00, the Best and Final Offer was \$418,800.00.

OWNER

Phoenix I Restoration and Construction, Ltd.

Dale Sellers, President

MAP

Attached