

October 22, 2025

WHEREAS, the citizens of Dallas approved the Pearl Street at Flora Street Intersection Improvements Project as part of the 2017 General Obligation Bond Program with a total fixed project budget of \$1,000,000.00; and

WHEREAS, the Project was identified as a priority by the Dallas Arts District Foundation (DADF) and is included in the Downtown Dallas, Inc. 360 Plan; and

WHEREAS, on January 12, 2022, the City Council authorized a contract with the DADF for the donation of DADF-funded design plans to be used for construction of the Project by Resolution No. 22-0141, and the scope of the design was expanded in 2024 to include designs for Pearl Street and Ross Avenue; and

WHEREAS, on June 14, 2023, the City Council authorized an interlocal agreement with Dallas Area Rapid Transit (DART) for the distribution of up to \$80,000,000.00 in funding from DART to be used to complete projects that will benefit DART's Public Transportation System, of which a portion of this Project, specifically at Pearl Street and Ross Avenue, is eligible for use of these funds by Resolution No. 23-0822; and

WHEREAS, on March 14, 2025, the City of Dallas Office of Procurement Services publicly advertised for competitive bids for CIZ24-TRN-3131 – Pearl Street Intersection Improvements Project to construct roadway, pedestrian, and traffic signal improvements at the intersections of Pearl Street at Flora Street and Pearl Street at Ross Avenue; and

WHEREAS, on May 28, 2025, the City Council authorized the rejection of bids received for the Civil Works Construction contract for CIZ24-TRN-3131 – Pearl Street Intersection Improvements; modification of the engineered plan set and bid items; and re-advertisement for new bids for the modified project, due to the lowest bidder withdrawing their bid for the project by Resolution No. 25-0829; and

WHEREAS, on August 22, 2025, the Office of Procurement Services publicly readvertised for competitive bids associated with the Re-Bid Pearl Street at Flora Street Intersection Improvements project (CIZ25-TRN-3181) to construct various improvements including roadway and crosswalk paving, sidewalk and ramp paving, signs and markings, and traffic signal upgrades at the intersection of Pearl Street at Flora Street, which included the installation of a pedestrian detection system at Pearl Street and Ross Avenue; and

WHEREAS, on September 12, 2025, the Office of Procurement Services received five bids for the project, listed as follows:

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<u>Bidders</u>	<u>Base Bid</u>	<u>Alter. Nos. 1, 2, and 3**</u>	<u>Total Bid</u>
Urban Infraconstruction, LLC	\$1,323,727.00	\$ 17,190.00	\$1,340,917.00
Axis Contracting	\$1,719,504.63	\$126,095.00	\$1,845,599.63
HQS Construction, LLC	\$2,405,147.75	\$ 21,150.00	\$2,426,297.75
Ed Bell Construction Co.	\$2,791,485.50	\$155,953.00	\$2,947,438.50
River Art Landscaping Design, LLC			***Non-responsive

**Alternate No. 1 – provides for granite pavers on the west corner only instead of stamped concrete sidewalk.

**Alternate No. 2 – provides for flex base in lieu of cement stabilization for pavement.

**Alternate No. 3 – provides for high early strength concrete.

***River Art Landscaping Design, LLC was deemed non-responsive for submitting an incomplete bid.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute **(1)** a Memorandum of Understanding between the City of Dallas and the Dallas Arts District Foundation for contribution of advance funding for the construction of the Pearl Street at Flora Street Intersection Improvements Project; and **(2)** a construction services contract with Urban Infraconstruction, LLC, lowest responsible bidder of five, approved as to form by the City Attorney, for the Pearl Street at Flora Street Intersection Improvements Project to construct roadway, pedestrian, and traffic signal improvements at the intersection of Pearl Street and Flora Street, which includes the installation of a pedestrian detection system at Pearl Street and Ross Avenue, in an amount not to exceed \$1,340,917.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds from the Dallas Arts District Foundation in an amount not to exceed \$96,500.00 in the Transportation Special Projects Fund, Fund 0761, Department PBW, Unit X257, Revenue Code 8492.

SECTION 3. That the City Manager is hereby authorized to establish appropriations in an amount not to exceed \$96,500.00 in the Transportation Special Projects Fund, Fund 0761, Department PBW, Unit X257, Object 4599.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,340,917.00 to Urban Infraconstruction, LLC, in accordance with the terms and conditions of the agreement, as follows:

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SECTION 4. (continued)

Convention Center Const. Fund Fund 0082, Department CCT, Unit W433 Object 4599, Program PBC00032 Encumbrance/Contract No. PBW-2025-00027759 Vendor VC16340	\$ 278,550.94
Transportation Special Projects Fund Fund 0761, Department PBW, Unit X257 Object 4599, Program TP25X257 Encumbrance/Contract No. PBW-2025-00027759 Vendor VC16340	\$ 96,500.00
DART Transportation Projects Fund Fund TN20, Department TRN, Unit X029 Object 4820, Program TP23X029 Encumbrance/Contract No. PBW-2025-00027759 Vendor VC16340	\$ 42,000.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V982 Object 4599, Program PB17V982 Encumbrance/Contract No. PBW-2025-00027759 Vendor VC16340	<u>\$ 923,866.06</u>
Total amount not to exceed	\$1,340,917.00

SECTION 5. That the Memorandum of Understanding is designated as Contract No. PBW-2025-00028940.

SECTION 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.