

November 13, 2024

WHEREAS, the State of Texas Local Government Code, Chapter 2269, allows for Job Order Contracting by local municipalities; and

WHEREAS, Job Order Contracting is desirable to perform maintenance, repair, alteration, renovation, remediation, and minor construction at the Kay Bailey Hutchison Convention Center Dallas, Eddie Bernice Johnson Union Station, Reunion Parking Garage, and other City facilities; and

WHEREAS, Convention and Event Services became a capital department per the guidelines in Administrative Directive 4-5 and began using Job Order Contracting as a means of maintenance, repair, alteration, renovation and rehabilitation of its facilities in August 2019;

WHEREAS, existing job order contracts expired in August 2024, and Convention and Event Services desires to continue using Job Order Contracting for maintenance, repair, alteration, renovation and rehabilitation of its facilities; and

WHEREAS, it is now desirable to authorize a two-year construction services contract, with three one-year renewal options to perform job order contracting activities at the Kay Bailey Hutchison Convention Center Dallas, Eddie Bernice Johnson Union Station, Reunion Parking Garage, and other City facilities with Brown & Root Industrial Services, LLC, Phoenix I Restoration and Construction, Ltd. RS Commercial Construction, LLC, and Gilbert May, Inc. dba Phillips/May Corporation, Inc., Adept Facilities & Design, and Big Sky Construction Company Inc., most advantageous proposers of sixteen, in a total amount not to exceed \$7,000,000.00, subject to annual appropriations.

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 a two-year construction services contract, with three one-year renewal options to perform job order contracting services at the Kay Bailey Hutchison Convention Center Dallas, Eddie Bernice Johnson Union Station, Reunion Parking Garage, and other City facilities with Brown & Root Industrial Services, LLC, Phoenix I Restoration and Construction, Ltd. RS Commercial Construction, LLC, Gilbert May, Inc. dba Phillips/May Corporation, Inc., Adept Facilities & Design, and Big Sky Construction Company Inc., most advantageous proposers of sixteen, approved as to form by the City Attorney, in a total amount not to exceed , \$7,000,000.00 (subject to annual appropriations).

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SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$7,000,000.00 (subject to annual appropriations) to Brown & Root Industrial Services, LLC, (VC15293), Phoenix I Restoration and Construction, Ltd., (VC0000003594), RS Commercial Construction, LLC, (VS98430), Gilbert May, Inc. dba Phillips/May Corporation, Inc., (VS0000039750), Adept Facilities & Design, (VC33578), and Big Sky Construction Company Inc., (VS0000016146), from the Convention Center Construction Fund, Fund 0082, Department CCT, Units W604, Object 3210, in accordance with the terms and conditions of the contract from the applicable project fund for the individual construction for which the services are being performed.

SECTION 3. That the Department Director or designee is authorized to request services as needed with the authorized firms in accordance with accepted pricing.

SECTION 4. That each contract shall provide for termination by the City Manager, without liability, in the event of non-appropriation of funding available for these contracts by the City Council.

SECTION 5. That the contract with Brown & Root Industrial Services is designated as Contract No. CCT-2025-00026244.

SECTION 6. That the contract with Phoenix I Restoration and Construction, Ltd. is designated as Contract No. CCT-2025-00026245.

SECTION 7. That the contract with RS Commercial Construction, LLC is designated as Contract No. CCT-2025-00026246.

SECTION 8. That the contract with Phillips/May Corporation is designated as Contract No. CCT-2025-00026247.

SECTION 9. That the contract with Adept Facilities & Design is designated as Contract No. CCT-2025-00026249.

SECTION 10. That the contract with Big Sky Construction Company, Inc. is designated as Contract No. CCT-2025-00026250.

SECTION 11. 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.