

January 22, 2020

WHEREAS, the citizens of Dallas approved funding in the 2017 Bond Program for the design and construction for the Bath House Cultural Center; and

WHEREAS, on March 27, 2019, City Council authorized a professional service contract with ArchiTexas – Architecture, Planning and Historic Preservation, Inc. for architectural and engineering design and construction administration services for the Bath House Cultural Center located at 521 East Lawther Drive by Resolution 19-0408; and

WHEREAS, two competitive sealed proposals were received and opened on November 8, 2019; and

WHEREAS, the two responsive proposers were evaluated and ranked as follows:

<u>Proposers</u>	<u>Base Bid</u>	<u>**Alter. Nos. 1, 2, 4, 5, 6, 7 and 8</u>	<u>Total Bid</u>	<u>Ranking</u>
Nedderman & Associates, Inc.	\$998,600.00	\$197,825.00	\$1,196,425.00	1
Phoenix I Restoration and Construction, Ltd.	\$998,600.00	\$321,800.00	\$1,320,400.00	2

**Alternate No. 1 - provides for new light fixtures in the entrance lobby.

**Alternate No. 2 - provides for two new toilets and sinks in the theater dressing rooms.

**Alternate No. 4 - provides for new lighting and controls in the basement performance area.

**Alternate No. 5 - provides for a new removable stage at the basement performance area.

**Alternate No. 6 - provides for the removal and replacement of the existing slab floor at the basement.

**Alternate No. 7 - provides for the removal of loose and flaking paint at basement ceiling and walls and repaint surfaces.

**Alternate No. 8 - provides for the removal of all exposed abandoned pipes, conduits and miscellaneous fixtures at the basement; and

WHEREAS, Nedderman & Associates Inc. provided an original base proposal of \$998,600.00, and after further negotiations with the Contractor and the addition of Alternates No. 1, 2, 4, 5, 6, 7, and 8, the final contract amount is \$1,194,400.00; and

WHEREAS, it is now desirable to authorize a construction contract with Nedderman & Associates, Inc. for the selected interior rehabilitation and site improvements at the Bath House Cultural Center located at 521 East Lawther Drive, in an amount not to exceed \$1,194,400.00.

January 22, 2020

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 construction contract with Nedderman & Associates, Inc., approved as to form by the City Attorney, for the selected interior rehabilitation and site improvements at the Bath House Cultural Center located at 521 East Lawther Drive, in an amount not to exceed \$1,194,400.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,194,400.00 to Nedderman & Associates, Inc., in accordance with the terms and conditions of the Bath House Cultural Center contract, from the Cultural Arts (F) Fund, Fund 1V49, Department OCA, Unit VF01, Activity CULF, Object 4310, Program EB17VF01, Encumbrance/Contract No. CX-BON-2020-00012374, Vendor 341628.

SECTION 3. 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.