

January 28, 2026

**WHEREAS**, on December 2, 2022, the TIF Board recommended transferring \$5,551,590.00 in Skillman Corridor TIF District funds to the Park and Recreation Department to support the design and construction of a new City park and multi-purpose facility at the northwest corner of Forest Lane and Audelia Road (the "Forest/Audelia Project"); and

On March 8, 2023, the City Council authorized the transfer of \$5,551,590.00 from the Skillman Corridor TIF District Fund to the Park & Recreation Department Capital Gifts, Donation & Development Fund to support the design and construction of a new City park and multi-purpose facility at the northwest corner of Forest Lane and Audelia Road (the "Forest/Audelia Project") in Tax Increment Financing Reinvestment Zone Number Fourteen (Skillman Corridor TIF District) by Resolution No. 23-0372; and

**WHEREAS**, on August 29, 2025, nineteen proposals were received for the construction of the Forest Audelia Recreation Center Project located at 9759 Forest Lane, as follows:

<u>Proposer</u>	<u>Base Bid</u>	<u>Alternate No. 3*</u>	<u>Total Bid</u>	<u>Rank</u>
BOWA Construction	\$4,960,201.17	\$5,200.00	\$4,965,401.17	1
Big Sky Construction Company	\$4,997,000.00	\$12,500.00	\$5,009,500.00	2
SCI Construction, Ltd.	\$4,000,000.00	\$10,000.00	\$4,010,000.00	3
JC Commercial, Inc.	\$4,825,777.00	\$6,000.00	\$4,831,777.00	4
Members Building				
CMC Corporation	\$4,522,000.00	\$5,000.00	\$4,527,000.00	5
Phillips/May Corporation	\$5,993,333.00	\$10,000.00	\$6,003,333.00	6
Joesta Construction	\$5,116,500.00	\$0.00	\$5,116,500.00	7
JB and Co., LLC	\$4,990,000.00	\$10,000.00	\$5,000,000.00	8
Centennial Contractors				
Enterprises, Inc.	\$6,478,382.04	\$4,538.70	\$6,482,920.74	9
FPI Builders	\$6,175,721.00	\$16,500.00	\$6,192,221.00	10
Maintenance, LLC	\$4,137,700.00	\$0.00	\$4,137,700.00	11
Post L Group, LLC	\$6,048,156.24	\$0.00	\$6,048,156.24	12
Metco Engineering	\$6,170,000.00	\$4,500.00	\$6,174,500.00	13
Pavilion Construction	\$6,095,000.00	\$8,000.00	\$6,103,000.00	14
ICGM Group	\$4,678,346.00	\$0.00	\$4,678,346.00	15
Source Butler, LLC	\$5,625,000.00	\$18,000.00	\$5,643,000.00	16
Real Construction				
Group, LLC	\$5,548,610.00	\$18,000.00	\$5,566,610.00	17
BP Glass Garage Doors	\$36,744.26	\$0.00	\$ 36,744.26	18
River Art Landscape				
Design	\$285,000.00	\$0.00	\$ 285,000.00	19

\*Alternate No. 3 – Dedicated Fire Sprinkler Branch

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**WHEREAS**, after negotiations with BOWA Construction (ranked no. 1) and Big Sky Construction (ranked no. 2) were unsuccessful, it has been determined that the best and final offer proposal from SCI Construction Ltd. for the construction of the Forest Audelia Recreation Center Project, located at 9759 Forest Lane, in an amount not to exceed \$4,010,000.00 is the best value for the City of Dallas; and

**WHEREAS**, it is now necessary to authorize a construction services contract for the Forest Audelia Recreation Center Project, located at 9759 Forest Lane, to SCI Construction Ltd., best value proposer of nineteen.

**Now, Therefore,**

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

**SECTION 1.** That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a construction services contract with SCI Construction, Ltd., approved as to form by the City Attorney, for the construction of the Forest Audelia Recreation Center Project located at 9759 Forest Lane, in an amount not to exceed \$4,010,000.00.

**SECTION 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$4,010,000.00 to SCI Construction, Ltd. from the Capital Gifts, Donations, and Development Fund, Fund 0530, Department PKR, Unit W641, Object 4599, Program PKFRST/AUD, Encumbrance/Contract No. PKR-2026-00029540, Vendor VC0000035003.

**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.