



Legislation Details (With Text)

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On agenda: 2/28/2024 **Final action:**

Title: Authorize (1) an engineering services contract with Alliance Geotechnical Group, Inc. to provide materials testing and construction observation services for the Cotton Bowl Renovation, Rehabilitation and Addition Project located at 3750 The Midway in Fair Park; and (2) increase appropriations in an amount not to exceed \$250,316.00 in the Fair Park Revenue Bonds, Series 2023 Fund - Not to exceed \$250,316.00 - Financing: Fair Park Revenue Bonds, Series 2023 Fund

Sponsors:

Indexes: 7

Code sections:

Attachments: 1. Map, 2. Resolution

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

STRATEGIC PRIORITY: Quality of Life, Arts & Culture

AGENDA DATE: February 28, 2024

COUNCIL DISTRICT(S): 7

DEPARTMENT: Park & Recreation Department

EXECUTIVE: John D. Jenkins

SUBJECT

Authorize **(1)** an engineering services contract with Alliance Geotechnical Group, Inc. to provide materials testing and construction observation services for the Cotton Bowl Renovation, Rehabilitation and Addition Project located at 3750 The Midway in Fair Park; and **(2)** increase appropriations in an amount not to exceed \$250,316.00 in the Fair Park Revenue Bonds, Series 2023 Fund - Not to exceed \$250,316.00 - Financing: Fair Park Revenue Bonds, Series 2023 Fund

BACKGROUND

This engineering services contract will include testing of cast concrete, soil, grout and mortar for masonry units, steel welds and fire proofing as well as observation of pier drilling and reinforcement-bar placement.

The Project will be constructed over two timeframes with Phase One to be completed by August 1, 2024 and Phase Two to be completed by August 1, 2025. Each phase will include materials testing and observation services.

ESTIMATED SCHEDULE OF PROJECT

| | |
|------------------------------------|----------------|
| Began Design | May 2023 |
| Complete Design | July 2024 |
| Begin Construction of Phase One | January 2024 |
| Complete Construction of Phase One | August 2024 |
| Begin Construction of Phase Two | November 2024 |
| Complete Construction of Phase Two | September 2025 |

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 10, 2022, subject to approval at a duly ordered special election, the City Council designated and authorized Venue Projects within the City of Dallas, as described, defined, and permitted by Chapter 334 to: (1) expand the Kay Bailey Hutchison Convention Center Dallas (“KBHCCD”) and its vicinity, and undertake other related improvements, including related infrastructure, to enhance the KBHCCD and its vicinity; (2) improve Fair Park Facilities -- the Automotive Building, an exhibit hall; the Centennial Building, an exhibit hall; the Band Shell, a music hall; the Music Hall, a music hall; the Cotton Bowl, a stadium; the Coliseum, a stadium, and related infrastructure; as well as designated a method of financing authorized by Chapter 334 to finance the Venue Projects, by Resolution No. 22-1136.

On November 21, 2022, the City Council received, approved, and adopted the report of the Ad Hoc City Council Canvassing Committee (AHCCCC) declaring that a majority of the votes cast at a duly ordered special election held on November 8, 2022 were in favor of Proposition A, on the question of approving and implementing a proposition: (1) designating the expansion of the Kay Bailey Hutchison Convention Center Dallas and certain improvements at Fair Park within the City of Dallas as venue projects and (2) designating the method of financing as an additional two percent hotel occupancy tax pursuant to Chapter 334, by Resolution No. 22-1720.

On December 14, 2022, the City Council authorize a resolution (1) making certain findings and determinations regarding the Convention Center Expansion Venue Project and the Fair Park Facilities Venue Project (“Venue Projects”); (2) creating and establishing among its various funds and accounts the Venue Projects Fund required by Texas Local Government Code Section 334.042; (3) directing the Chief Financial Officer to create all necessary accounts within the Venue Projects Fund; and (4) providing for the use of monies in the fund - Financing: This action has no cost consideration to the City by Resolution No. 22-1817.

On December 14, 2022, the City Council authorized an ordinance amending Chapter 44, “Taxation,” of the Dallas City Code, by amending Sections 44-48, 44-49, 44-50, and 44-52 to (1) provide for the imposition of an additional two percent hotel occupancy tax pursuant to Chapter 334 of the Texas Local Government Code and limiting its use to financing the Convention Center Expansion and Fair Park Facilities Venue Projects; (2) provide collection, reporting, payment, and recordkeeping requirements and procedures; (3) make certain non-substantive changes; and (4) provide an effective date by Resolution No. 22-1818.

On June 14, 2023, the City Council authorized a resolution authorizing the preparation of plans and the payment of potential future costs and expenses for the issuance of (1) Special Tax and Revenue Bonds (Convention Center Venue Project), Series 2023 in a principal amount not to exceed \$172,000,000.00; and (2) Special Tax Bonds (Fair Park Venue Project), Series 2023, in a principal amount not to exceed \$51,000,000.00 by Resolution No. 23-0769.

FISCAL INFORMATION

| Fund | FY 2024 | FY 2025 | Future Years |
|---|--------------|---------|--------------|
| Fair Park Revenue Bonds, Series 2023 Fund | \$250,316.00 | \$0.00 | \$0.00 |

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

| Contract Amount | Procurement Category | M/WBE Goal |
|---|----------------------------|--------------------------------|
| \$250,316.00 | Architecture & Engineering | 34.00% |
| M/WBE Subcontracting % | M/WBE Overall % | M/WBE Overall Participation \$ |
| 35.00% | 100.00% | \$250,316.00 |
| <ul style="list-style-type: none"> • This contract exceeds the M/WBE goal. • Alliance Geotechnical Group, Inc. - Local; Workforce - 6.35% Local | | |

PROCUREMENT INFORMATION

On July 6, 2022, Dallas Water Utilities (DWU) solicited a Request for Qualifications for 2022 Construction Material Testing Services CIZ-DWU-22 309E and on August 5, 2022, DWU received 22 Statements of Qualifications.

On November 17, 2022, a selection committee scored and ranked the responses, creating a 14-firm shortlist of qualified firms, and on November 6, 2023, Alliance Geotechnical Group, Inc. was selected as the most qualified firm to provide materials testing and construction observation services for this Project.

*Denotes most qualified proposer

| <u>Proposers</u> | <u>Rank</u> | <u>Score</u> |
|--|-------------|--------------|
| *Alliance Geotechnical Group, Inc. 3228 Halifax Street Dallas, Texas 75247 | 1 | 101.83 |
| ETTL Engineers & Consultants, Inc. | 2 | 101.83 |
| TSIT Engineering & Consulting, LLC | 3 | 101.67 |
| ECS Southwest, LLP | 4 | 101.50 |

| | | |
|--|----|--------|
| Terracon Consultants, Inc. | 5 | 101.33 |
| HVJ North Texas - Chelliah Consultants, Inc. | 6 | 99.33 |
| Alpha Testing, LLC | 7 | 99.00 |
| Raba Kistner, Inc | 8 | 98.83 |
| Wood E&IS, Inc. | 9 | 97.50 |
| Fugro USA Land, Inc. | 10 | 97.00 |
| Braun Intertec Corporation | 11 | 94.67 |
| Beyond Engineering and Testing, LLC | 12 | 93.83 |
| Mas-Tek Engineering & Associates, Inc. | 13 | 93.83 |
| Kleinfelder, Inc. | 14 | 91.67 |

OWNER

Alliance Geotechnical Group, Inc.

Robert P. Nance, President

MAP

Attached