



Legislation Details (With Text)

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**File created:** 11/2/2020      **In control:** Department of Convention and Event Services

**On agenda:** 1/13/2021      **Final action:**

**Title:** Authorize a construction services contract for construction of the elevator and escalator modernization at the Kay Baily Hutchison Convention Center Dallas, located at 650 South Griffin Street - Sawyers Construction, Inc., best value proposer of two - Not to exceed \$6,498,768.00 - Financing: Convention Center Construction Fund

**Sponsors:**

**Indexes:** 2

**Code sections:**

**Attachments:** 1. Resolution

Date	Ver.	Action By	Action	Result
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**STRATEGIC PRIORITY:** Quality of Life

**AGENDA DATE:** January 13, 2021

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Department of Convention and Event Services

**EXECUTIVE:** Joey Zapata

**SUBJECT**

Authorize a construction services contract for construction of the elevator and escalator modernization at the Kay Baily Hutchison Convention Center Dallas, located at 650 South Griffin Street - Sawyers Construction, Inc., best value proposer of two - Not to exceed \$6,498,768.00 - Financing: Convention Center Construction Fund

**BACKGROUND**

On January 8, 2020, a Request for Competitive Sealed Proposals (RFCSP) was issued based on recommendations included in the AECOM Technical Services, Inc. evaluation and assessment report from September 3, 2018. Two competitive sealed proposals were received on February 28, 2020, and proposals were evaluated by a Selection Committee following City procurement guidelines. Following review of the proposals and interviews with each contractor, the Selection Committee determined a final ranking of the proposals. The Committee’s unanimous recommendation as the best value proposer was Sawyers Construction, Inc.

The proposals were evaluated and ranked according to the published criteria in the project

specifications, as outlined below:

<u>Criteria</u>	<u>Points</u>
Proposed Construction Cost	40
Schedule	5
Experience/References	30
Project Team	5
Financial Sufficiency	5
Business Inclusion and Development Requirements	<u>15</u>
Total	100

This action will authorize a construction services contract with Sawyers Construction, Inc. to provide construction services for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD) elevator and escalator modernization as recommended by AECOM Technical Services, Inc. in their evaluation and assessment report included in the construction documents.

The KBHCCD dates to 1957 when the Dallas Memorial Auditorium first opened for events. Since then the KBHCCD completed major expansions to the facility in 1974, 1984, 1994, and 2002 that included exhibition spaces, meeting rooms, ballrooms, and service areas. The Center is dependent on its vertical transportation system of elevators and escalators to move people, equipment, food services, and freight from floor to floor in support of events and daily operations. The AECOM vertical transportation assessment report recommended modernization to 5 elevators and 12 escalators at the facility. The equipment identified for modernization has either exceeded its useful life and is recommended for modernization to improve efficiency, reduce maintenance, and update safety features to the current code or is included as part of a facility renovation to remove equipment not in use that is a hazard if it remains.

The AECOM report set a useful life for the existing KBHCCD vertical transportation equipment of 30 years. The equipment recommended for modernization is as follows:

Equipment Name	Date of Install	Estimated End of Useful Life (EUL)	Years Over EUL
Escalator 1, 2, 3, 4, 5, 6, 7, 8, 9, 10	1972	2002	+18 years
Escalator 23, 24	1990	2020	0
Elevator 1 (Passenger Service)	1957	1987	+33 years
Elevator 2 (Freight))	1972	2002	+18 years
Elevator 3 (Passenger)	1972	2002	+18 years
Elevator 6, 8 (Freight)	1981	2011	+9 years

The equipment has been maintained in serviceable condition by the KBHCCD's contracted maintenance company and has remained certified by the State. However, the equipment's down time due to part failure and age continues to increase, resulting in a negative impact on event attendee experiences and daily operational use. In addition, the cost for replacement parts and contractor repair visits has become prohibitive, and existing equipment does not incorporate the most

current safety features.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design                    December 2017  
Completed Design                November 2019  
Begin Construction                January 2021  
Complete Construction            December 2022

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On October 11, 2017, City Council authorized a professional services contract with AECOM Technical Services, Inc. by Resolution No. 17-1727.

**FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
Convention Center Construction Fund	\$3,485,523.00	\$2,094,763.00	\$918,482.00

**M/WBE INFORMATION**

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$6,498,768.00	Construction	25.00%	0.92%	\$60,100.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Sawyers Construction, Inc. - Dallas County; Workforce - 25.00% Local				

**PROCUREMENT INFORMATION**

The following two proposals were received and opened on February 28, 2020:

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Base Bid</u></b>	<b><u>Ranking</u></b>
*Sawyers Construction, Inc 2307 Oak Lane, Suite 210 Grand Prairie, Texas 75051	\$6,498,768.00	1
Diesel Design Build, LLC	\$4,058,842.00	2

**OWNER**

**Sawyers Construction, Inc.**

Randy Sawyers, President