



Legislation Details (With Text)

File #: 22-2171 **Version:** 1 **Name:**

Type: CONSENT AGENDA **Status:** Approved

File created: 10/18/2022 **In control:** Water Utilities Department

On agenda: 12/14/2022 **Final action:**

Title: Authorize a construction services contract for the construction of the Dallas Water Utilities Water Delivery Service Center at 4120 Scottsdale Drive - Tegrity Contractors, Inc., lowest responsible bidder of three - Not to exceed \$16,101,108.00 - Financing: Water Construction Fund

Sponsors:

Indexes: 7

Code sections:

Attachments: 1. Map, 2. Resolution

Date	Ver.	Action By	Action	Result
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STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: December 14, 2022

COUNCIL DISTRICT(S): 7

DEPARTMENT: Water Utilities Department

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize a construction services contract for the construction of the Dallas Water Utilities Water Delivery Service Center at 4120 Scottsdale Drive - Tegrity Contractors, Inc., lowest responsible bidder of three - Not to exceed \$16,101,108.00 - Financing: Water Construction Fund

BACKGROUND

The Distribution Division of the Dallas Water Utilities (DWU) operates and maintains the City’s potable water system which services approximately 2.5 million Customers, as well as fire protection within City limits and the raw water transmission assets for DWU’s three water treatment plants. The Division’s service area spans approximately 700 square miles, and includes over 5,000 miles of pipeline, 35,000+ fire hydrants, hundreds of thousands of service connections. Operational hours are 24/7 without exception. The operation and maintenance activities are performed from the facilities located at 4120 Scottsdale Drive.

The Pumping Maintenance Division of the Dallas Water Utilities operates and maintains the City’s 29 potable water pump stations, 150 pumps, 10 elevated towers, 11 ground storage tanks, 23 customer cities, 18 pressure planes, and 101 pressure-reducing valves (PRV’s) throughout the city. It takes

multiple trades, mechanics, electricians, instrumentation, electronic, and facilities maintenance, to maintain pumping equipment. The operation activities are performed from lease facilities located at 8231 Hoyle Avenue. This lease has been extended multiple times and the final lease expires September 2024 with no renewal option.

The facilities located at 4120 Scottsdale Drive were constructed in the 1960's and leased by DWU Distribution Division from 2006 thru 2019 at which time Council approved the acquisition of the property. The facilities do not meet the current City Codes or Texas Accessibility Standards. With this construction it will eliminate the need for the Hoyle Avenue lease space and combine staff, maintenance shops and fleet currently being used by both divisions.

This project will be for one construction contract for Dallas Water Utilities Water Delivery Service Center at 4120 Scottsdale Drive. The proposed structure will include a 16,000 square feet new addition and renovation of 18,556 square feet of existing facilities that will be Leadership in Energy and Environmental Design Interiors Certified and Americans with Disabilities Act Compliant. The Center will include offices, training/conference rooms, electrical/mechanical shops, common areas and site improvements of 476,900 square feet for parking and security.

Tegrity Contractors, Inc. has had no contractual activities with the City of Dallas within the past three years.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction February 2023
Complete Construction July 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2023	FY 2024	Future Years
Water Construction Fund	\$16,101,108.00	\$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	
\$16,101,108.00	Construction	32.00%	
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall	
34.48%	34.48%	\$5,552,344.00	

- This contract exceeds the M/WBE goal.
- Tegrity Contractors, Inc. - Non-local; Workforce - 16.00% Local

PROCUREMENT INFORMATION

The following three bids with quotes were opened on August 26, 2022:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*Tegrity Contractors, Inc. 202 N. Allen Drive, Suite E Allen, Texas 75013	\$ 16,101,108.00
Imperial Construction	\$ 18,850,750.00
Talley Riggins Construction, Inc.	\$1,433,426,249.00

OWNER

Tegrity Contractors, Inc.

Roger Roulette, Chief Executive Officer

MAP

Attached