



Legislation Text

File #: 24-537, Version: 1

**STRATEGIC PRIORITY:** Quality of Life, Arts & Culture

**AGENDA DATE:** February 28, 2024

**COUNCIL DISTRICT(S):** 4

**DEPARTMENT:** Park & Recreation Department

**EXECUTIVE:** John D. Jenkins

**SUBJECT**

Authorize **(1)** a construction services contract for the construction of the Dallas Zoo South Garage located at 725 South Ewing Avenue - Rogers-O'Brien Construction Company, LLC, best value proposer of three; and **(2)** an increase in appropriations in an amount not to exceed \$11,504,656.00 in the Capital Gifts, Donation and Development Fund - Not to exceed \$14,640,308.00 - Financing: Capital Gifts, Donation and Development Fund (\$11,504,656.00) and Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$3,135,652.00)

**BACKGROUND**

On September 6, 2023, and September 13, 2023, the City of Dallas advertised a Request for Competitive Sealed Proposals for the construction of the Dallas Zoo South Garage.

In response to the advertisement, the Office of Procurement Services received submittals from four firms on October 6, 2023. One of the proposals was incomplete and deemed nonresponsive.

This action will award a construction services contract with Rogers-O'Brien Construction Company, LLC for the Dallas Zoo South Garage located at 725 South Ewing Avenue with a Base Bid amount of \$13,880,635.00 and Alternate Nos. 1, 2, 3, 4, 5, and 6 in the amount of \$759,673.00, for a total not to exceed \$14,640,308.00. The scope of work includes the construction of a five-story cast-in-place and pre-cast concrete parking garage with 510 vehicle spaces and a concrete surface parking lot with 70 vehicle spaces.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	March 2024
Complete Construction	March 2025

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

On February 22, 2024, the Park and Recreation Board authorize a construction services contract for the construction of the Dallas Zoo South Garage located at 725 South Ewing Avenue with Rogers-O'Brien Construction Company, LLC, best value proposer of three.

**FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
Capital Gifts, Donations and Development Fund	\$11,504,656.00	\$0.00	\$0.00
Park and Recreation Facilities (B) (2017 General Obligation Bond Fund)	\$ 3,135,652.00	\$0.00	\$0.00
Total	\$14,640,308.00	\$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
\$14,640,308.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
21.96%	21.96%	\$3,215,192.00
<ul style="list-style-type: none"> <li>• This contract does not meet the M/WBE goal.</li> <li>• Rogers-O'Brien Construction Company, LLC - Local; Workforce - 27.11% Local</li> </ul>		

**PROCUREMENT INFORMATION**

The following proposals were received and opened on October 6, 2023:

\*Denotes successful proposer

<u>Proposers</u>	<u>Base Bid</u>	<u>Alt. Nos. 1, 2, 3, 4, 5 &amp; 6*</u>	<u>Total Bid</u>	<u>Rank</u>
*Rogers-O'Brien Construction Company, LLC 1901 Regal Row, Dallas, Texas 75235	\$13,880,635.00	\$ 759,673.00	\$14,640,308.00	1
Muckleroy & Falls	\$13,329,873.00	\$1,328,389.00	\$14,658,262.00	2
Swinerton	\$15,078,772.00	\$ 765,120.00	\$15,843,892.00	3

- \*Alternate No. 1 - provides for the construction of landscaping.
- \*Alternate No. 2 - provides for the installation of site walls.
- \*Alternate No. 3 - provides for the installation of sound barrier.

**OWNER**

**Rogers-O'Brien Construction Company, LLC**

Leon Davis, President

**MAP**

Attached