



## Legislation Text

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**File #:** 23-2795, **Version:** 1

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**STRATEGIC PRIORITY:** Quality of Life, Arts & Culture  
**AGENDA DATE:** December 13, 2023  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** John D. Jenkins

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### **SUBJECT**

Authorize two-year construction services contracts, for job order contracting services for repairs, alterations, renovations, remediation, and minor construction at City facilities including, but not limited to, aquatic facilities, athletic facilities, Cedar Ridge Preserve, Arboretum, golf courses, park pavilions, recreation centers, Audubon, and Elm Fork facilities, with Brown & Root Industrial Services, LLC, Phoenix I Restoration and Construction, LLC, METCO Engineering dba METCO, Gilbert May Inc. dba Phillips/May Corp., and York Builders Inc., most advantageous proposers of sixteen - Not to exceed \$15,000,000.00 - Financing: Park and Recreation Facilities (B) (2017 General Obligation Bond Funds) (\$4,377,000.00), Fair Park Improvements (C) Fund - (2017 General Obligation Bond Funds) (\$1,873,000.00), Flood Protection and Storm Drainage Facilities Fund (2006 General Obligation Bond Funds) (\$500,000.00), Capital Gifts, Donations, and Development Fund (\$4,750,000.00), Golf Improvement Trust Fund (\$500,000.00), and General Fund (\$3,000,000.00) (subject to annual appropriations)

### **BACKGROUND**

This action will authorize construction services contracts to provide job order contracting services for repairs, alterations, renovations, remediation, and minor construction at City facilities including, but not limited to, aquatic facilities, athletic facilities, Cedar Ridge Preserve, Arboretum, golf courses, park pavilions, recreation centers, Audubon, and Elm Fork facilities. Services will be performed on one or more of the following building systems including, but not limited to: accessibility components, building envelopes, heating, venting, and air-conditioning systems, electrical systems, plumbing systems, interior finishes, exterior finishes, historical facility components, and roofing systems.

This action does not encumber funds. The purpose of a job order services contract is to establish firm pricing for the above-mentioned services, for a specified term, which are ordered on an as-needed basis.

Brown & Root Industrial Services, LLC, Phoenix I Restoration and Construction, LLC, METCO Engineering dba METCO, Gilbert May Inc. dba Phillips May Corporation, and York Builders Inc. were selected by an evaluation committee as the most advantageous proposers to the City, in accordance with the City of Dallas procurement guidelines.

This is a contract with initial two-year cost limit of \$9,250,000.00 and \$3,000,000.00 and \$1,375,000.00 for years three and four, respectively. Projects would be funded on an as-needed basis, up to these limits. The total with the base amount of \$12,250,000.00 and two additional years of \$1,375,000.00 and \$1,375,000.00 would be \$15,000,000.00.

The following chart illustrates Brown & Root Industrial Services, LLC's contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	47	0	53	0
Change Orders	20	0	17	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates Phoenix I Restoration and Construction, LLC's contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	3	0	22	0
Change Orders	9	0	10	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates METCO Engineering dba METCO's contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	31	0	120	0
Change Orders	0	0	7	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

Gilbert May Inc. dba Phillips May Corporation has had no contractual activities with the City of Dallas for the past three years.

York Builders Inc. has had no contractual activities with the City of Dallas for the past three years.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Construction            December 2023  
Complete Construction       December 2027

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

On October 19, 2023, the Park and Recreation Board deferred authorizing a two-year construction services contracts, for job order contracting services at City facilities until November 2, 2023.

On November 2, 2023, the Park and Recreation Board will consider authorizing a two-year construction services contracts, with two one-year renewal options, for job order contracting services at City facilities.

**FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
Park and Recreation (B) Fund (2017 General Obligation Funds)	\$4,377,000.00	\$ 0.00	\$ 0.00
Fair Park Improvements (C) Fund (2017 General Obligation Bond Funds)	\$1,873,000.00	\$ 0.00	\$ 0.00
Flood Protection and Storm Drainage Facilities (2006 General Obligation Bond Funds)	\$ 500,000.00	\$ 0.00	\$ 0.00
Capital Gifts, Donations, and Development Fund	\$1,000,000.00	\$2,000,000.00	\$1,750,000.00
Golf Improvement Trust Fund	\$ 500,000.00	\$ 0.00	\$ 0.00
General Fund	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
<b>Total</b>	<b>\$9,250,000.00</b>	<b>\$3,000,000.00</b>	<b>\$2,750,000.00</b>

Original Contract	\$12,250,000.00
Supplemental Agreement No. 1	\$ 1,375,000.00
Supplemental Agreement No. 2	\$ 1,375,000.00

Total amount not to exceed \$15,000,000.00

**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
\$15,000,000.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
32.00%	32.00%	\$4,800,000.00
<ul style="list-style-type: none"> <li>• Job Order Contracting Services at City Facilities have a 32.00% M/WBE goal.</li> <li>• Brown &amp; Root Industrial Services, LLC - Local; Workforce - 0.00% Local • METCO Engineering dba METCO - Local; Workforce - 0.00% Local • Phoenix I Restoration and Construction, LLC - Non-local; Workforce - 0.00% Local • Gilbert May Inc. dba Phillips May Corporation - Local; Workforce - 0.00 % Local • York Builders Inc. - Non-local; Workforce - 0.00% Local</li> </ul>		

**OWNERS**

**Brown & Root Industrial Services, LLC**

Nelson A. Dupuy, President

**METCO Engineering dba METCO**

Barry Bagheri, President

**Phoenix I Restoration and Construction, LLC**

Dale C. Sellers, President

**Gilbert May Inc. dba Phillips May Corporation**

Gilbert May III, President

**York Builders Inc.**

Reginald York, President