



Legislation Text

File #: 21-1995, Version: 1

STRATEGIC PRIORITY: Government Performance and Financial Management
AGENDA DATE: November 10, 2021
COUNCIL DISTRICT(S): 2
DEPARTMENT: Department of Convention and Event Services
EXECUTIVE: Joey Zapata

SUBJECT

Authorize an increase in the construction services contract with **(1)** Brown and Root Industrial Services, LLC, in the amount of \$343,750.00, from \$1,375,000.00 to \$1,718,750.00; **(2)** Phoenix I Restoration and Construction, Ltd., in the amount of \$343,750.00, from \$1,375,000.00 to \$1,718,750.00; **(3)** RS Commercial Construction, LLC, in the amount of \$343,750.00, from \$1,375,000.00 to \$1,718,750.00; and **(4)** Big Sky Construction Company, Inc. in the amount of \$343,750.00, from \$1,375,000.00 to \$1,718,750.00 - Total not to exceed \$1,375,000.00, from \$5,500,000.00 to \$6,875,000.00 - Financing: Convention and Event Services Capital Construction Fund

BACKGROUND

This action will authorize an increase in the construction services contract amounts to provide Job Order Contracting services with (1) Brown and Root Industrial Services, LLC, (2) Phoenix I Restoration and Construction, Ltd., (3) RS Commercial Construction, LLC, and (4) Big Sky Construction Company, Inc., The Job Order contracts were competitively bid and the award authorized by Resolution No. 19-1228, dated August 28, 2019.

Job Order contracting is made available to Texas municipalities by the Texas Local Government Code, Section §271.120 added by Acts 2001, 77th Leg., Chapter 1409, §5. Job Order Contracting is an alternative contracting method and provides for construction, repair, rehabilitation, and alterations at City facilities. The contractors provided coefficients to deliver discounts when multiplied by pre-set unit prices from a uniform price book. The contracts allow for delivery of fixed price projects of indefinite delivery and indefinite quantity. The contract amounts represent buying power and make no representation regarding the amount of work to be awarded any contractor. The proposed amount for a project is not encumbered until a Job Order is approved.

Job Order contracts allow construction services to be provided by the listed contractors on a Job Order basis. The contracts pre-agreed pricing establishes a known basis for costs and the coefficients (multipliers) provide a cost reduction to the City. Job Order Contracting allows for the selected contractors to respond more rapidly to urgent and unforeseen needs and provide additional workforces for maintenance and repair.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 28, 2019, City Council authorized construction service contracts with three one-year renewal options to perform job order contracting activities at the Kay Bailey Hutchinson Convention Center Dallas, Eddie Bernice Johnson Union Station, Reunion Parking Garage, and other facilities with (1) Brown and Root Industrial Services, LLC, (2) Phoenix I Restoration and Construction, Ltd. (3) RS Commercial Construction, LLC, and (4) Big Sky Construction Company, Inc. by Resolution No. 19-1228.

FISCAL INFORMATION

Fund	FY 2022	FY 2023	Future Years
Convention and Event Services Capital Construction Fund	\$1,375,000.00	\$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	M/WBE %	M/WBE \$
\$1,375,000.00	Construction	25.00%*	25.00%	\$343,750.00
<ul style="list-style-type: none"> *This item reflects previous Business Inclusion and Development Policy M/WBE goal. Job Order Contracting Services at City Facilities have a 25.00% M/WBE goal. Brown and Root Industrial Services, LLC - Local; Workforce - 0.79% Local • Phoenix I Restoration and Construction, Ltd. - Local; Workforce - 14.78% Local • RS Commercial Construction, LLC - Local; Workforce - 16.66% Local • Big Sky Construction Company, Inc. - Local; Workforce - 9.09% Local 				

OWNERS

Brown and Root Industrial Services, LLC

Rick Farrag, Vice President

Phoenix I Restoration and Construction, Ltd.

Dale Sellers, President

RS Commercial Construction, LLC

Mark DeMattia, President

Big Sky Construction Company, Inc.

Robert Long, President