



Legislation Text

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File #: 20-425, Version: 1

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**STRATEGIC PRIORITY:** Mobility Solutions, Infrastructure, and Sustainability  
**AGENDA DATE:** March 25, 2020  
**COUNCIL DISTRICT(S):** 14  
**DEPARTMENT:** Department of Public Works  
**EXECUTIVE:** Majed Al-Ghafry

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**SUBJECT**

Authorize a construction contract for the expansion of the Latino Cultural Center located at 2600 Live Oak Street - Turner Construction Company, best value proposer of three - Not to exceed \$3,188,962.00 - Financing: Cultural Arts Facilities Fund (2006 General Obligation Bond Fund)

**BACKGROUND**

On December 13, 2019, three proposals were received for the Latino Cultural Center Phase II Expansion. This action will authorize a construction contract with Turner Construction Company for the Latino Cultural Center Phase II Expansion Project. The scope of work includes an approximate 5,200 square foot expansion to the Latino Cultural Center for a Multi-Form Theater and support spaces.

Turner Construction Company was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	March 2020
Complete Construction	December 2020

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

On February 13, 2019, City Council authorized a professional services contract with Good, Fulton & Farrell dba GFF, Inc. to provide architectural and engineering design and construction administration services for the Latino Cultural Center Phase II Expansion by Resolution No. 19-0248.

**FISCAL INFORMATION**

Fund	FY 2020	FY 2021	Future Years
Cultural Arts Facilities (2006 General Obligated Bond Fund)	\$3,188,962.00	\$0.00	\$0.00

**M/WBE INFORMATION**

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$3,188,962.00	Construction	25.00%	26.96%	\$859,895.00
• This contract exceeds the M/WBE goal.				

**PROCUREMENT INFORMATION**

The following three proposals were received and opened on December 13, 2019:

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Base Bid</u></b>	<b><u>**Alter. Nos. 1 1, 3, 4, 5 and 7</u></b>	<b><u>Total Bid</u></b>	<b><u>Ranking</u></b>
*Turner Construction Company 10100 North Central Expressway Suite 600 Dallas, Texas 75231	\$2,578,680.00	\$430,600.00	\$3,009,280.00	1
Gilbert May, Inc. dba Phillips/May Corporation	\$3,288,333.00	\$426,200.00	\$3,714,533.00	2
Azteca Enterprises, Inc.	\$3,311,770.00	\$534,779.00	\$3,846,549.00	3

Note: After negotiations with Turner Construction Company, an increase allowance for scope clarification in the amount of \$179,682.00 and the addition of five alternates in the amount of \$430,600.00, the Best and Final Offer submitted by Turner Construction Company was \$3,188,962.00.

- \*\*Alternate No. 1 - provides for Courtyard expansion.
- \*\*Alternate No. 3 - provides for Terracotta wall panels.
- \*\*Alternate No. 4 - provides for rehearsal room.
- \*\*Alternate No. 5 - provides for acoustic wood paneling at lobby.
- \*\*Alternate No. 7 - provides for polished concrete floor.

**OWNER**

**Turner Construction Company**

Jerry Crawford, General Manager/Vice President

**MAP**

Attached