



Legislation Text

File #: 24-719, **Version:** 1

STRATEGIC PRIORITY: Quality of Life, Arts & Culture
AGENDA DATE: March 27, 2024
COUNCIL DISTRICT(S): 7
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

Authorize an increase to the construction services contract with Phoenix I Restoration and Construction, LLC for the construction of the Fair Park Tower Building Rehabilitation located at 3809 Grand Avenue in Fair Park - Not to exceed \$415,140.00, from \$4,583,042.90 to \$4,998,182.90 - Financing: Fair Park Capital Reserve Fund

BACKGROUND

The original scope of work includes replacement of damaged stucco at entry soffits and fascia, replacement of delaminated plaster on exterior walls, structural repairs to the building foundation, exterior painting, demolition and replacement of a portion on the roof, plumbing repairs in the Exhibit Hall, electrical repairs and Americans with Disabilities Act upgrades.

Change Order No. 1 included installation of control joints in the Exhibit Hall ceiling to mitigate ceiling cracking, repairs to underground plumbing discovered during destructive exploration of existing conditions in the Exhibit Hall which required removal and replacement of concrete floor slab, piping and floor sinks at 13 locations, retrofit grating at 15 floor sinks, replacement of 4 floor sinks, water jetting of plumbing lines, installation of 16 additional helical piles and demolition and replacement of settled concrete paving on east side of Exhibit Hall, soil testing for potassium injection, removal of and installation of 18 light fixtures with new conduit and wiring on south side of the Exhibit Hall.

This action will authorize Change Order No. 2 to the construction services contract with Phoenix I Restoration and Construction, LLC, the change order scope includes increases to the project scope due to existing conditions. Items include installation of tapered insulation on two roof areas to improve drainage, installation of expansion joints in existing concrete masonry unit exterior walls, additional stucco repairs, installation of stucco skim coat on entire façade, new door hardware on exterior doors to improve security and replacement of exterior electrical outlets. This change results in an increase for additional work scope in the amount of \$415,140.00, increasing the contract amount from \$4,583,042.90 to \$4,998,182.90. Change Order No. 2 adds 150 days to the contract time.

ESTIMATED SCHEDULE OF PROJECT

Began Construction May 2023
Construction Completion April 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 2, 2021, the Park and Recreation Board authorized a professional services contract with Good, Fulton & Farrell, Inc. D/B/A GFF, Inc. for architectural and engineering services.

On September 21, 2021, the City Council authorized a professional services contract with Good, Fulton & Farrell, Inc. D/B/A GFF, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Tower Building Facilities Improvements Resolution No. 21-1575.

On April 20, 2023, the Park and Recreation Board authorized a construction services contract with Phoenix I Restoration and Construction, LLC for the construction of Fair Park Tower Building Rehabilitation.

On May 10, 2023, the City Council authorized a construction services contract with Phoenix I Restoration and Construction, LLC for the construction of Fair Park Tower Building Rehabilitation by Resolution No. 23-0633.

On December 7, 2023, the Park and Recreation Board authorized Change Order No. 1 to the construction services contract with Phoenix I Restoration and Construction, LLC for the construction of Fair Park Tower Building Rehabilitation.

On January 24, 2024, the City Council authorized Change Order No. 1 to the construction services contract with Phoenix I Restoration and Construction, LLC for the construction of the Fair Park Tower Building Rehabilitation by Resolution No. 24-0190.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Fair Park Capital Reserve Fund	\$415,140.00	\$0.00	\$0.00

Construction Contract	\$4,208,000.00
Change Order No. 1	\$ 375,042.90
Change Order No. 2 (this action)	\$ 415,140.00
 Total amount not to exceed	 \$4,998,182.90

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
\$415,140.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
46.77%	46.77%	\$194,175.67
• This contract exceeds the M/WBE goal.		
• Phoenix I Restoration and Construction, LLC - Local; Workforce - 22.54% Local		

OWNER

Phoenix 1 Restoration and Construction, LLC
14032 Distribution Way
Farmers Branch, TX 75234

Dale C. Sellers, President/Chief Executive Officer

MAP

Attached