



## Legislation Text

---

**File #:** 23-2494, **Version:** 1

---

**STRATEGIC PRIORITY:** Transportation & Infrastructure

**AGENDA DATE:** October 25, 2023

**COUNCIL DISTRICT(S):** All, Outside City Limits

**DEPARTMENT:** Water Utilities Department

**EXECUTIVE:** Kimberly Bizer Tolbert

---

### **SUBJECT**

Authorize Supplemental Agreement No. 1 to the professional services contract with Terracon Consultants, Inc. to provide additional work at various sites to complete elevator systems maintenance, roof and heating, ventilation, and air conditioning replacements - Not to exceed \$378,600.00, from \$1,557,880.00 to \$1,936,480.00 - Financing: Water Capital Improvement F Fund (\$164,986.08), Water Capital Improvement G Fund (\$164,986.07), and Storm Drainage Management Capital Construction Fund (\$48,627.85)

### **BACKGROUND**

In 2019, a condition assessment was performed on all the roof and heating, ventilation, and air conditioning (HVAC) systems at the Water Utilities Department's (DWU) facilities. The comprehensive assessment provided a prioritized list of needs that are being addressed under this contract. On August 14, 2019, the City Council authorized a contract with Terracon Consultants, Inc. to provide design services and additional building condition assessments. The professional services contract includes replacement of 46 roof sections and replacement or repair of 516 HVAC components at multiple DWU facilities.

This action is for additional professional services to meet the requirements of Administrative Directive 6-18 (Elevator System Maintenance) adopted after the original award of the professional services contract and for additional construction administration services for roof and HVAC replacements due to unforeseen manufacturing delays and supply change issues. Two construction contracts were awarded based on the roof and HVAC designs. The contract for HVAC replacements was awarded in 2022 and in 2023 a contract for roof replacements was awarded.

DWU has an estimated 1.5 million square feet of roofing and 3,000 HVAC systems in buildings that house day-to-day operations. Roofs and HVAC systems at DWU facilities are generally exposed to aggressive and corrosive environments due to the chemicals used and gas byproducts associated with the water and wastewater treatment processes. With this exposure, materials break down at a higher rate when compared to typical office building facilities. The roof and HVAC improvements associated with this contract and the construction contract it supports are vital to providing safe and reliable water and wastewater services to DWU customers.

In addition, this contract amendment will ensure DWU can provide the elevator services required by Administrative Directive 6-18.

The construction cost associated with this design contract is approximately \$17,700,000.00.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Services                      November 2023  
Complete Services                October 2025

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

On August 14, 2019, the City Council authorized a professional services contract with Terracon Consultants, Inc. to provide engineering and architectural services for the condition assessment and design of roof and heating, ventilation, air conditioning, and refrigeration systems at Dallas Water Utilities' 270 facilities by Resolution No. 19-1133.

**FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
Water Capital Improvement F Fund	\$164,986.08	\$0.00	\$0.00
Water Capital Improvement G Fund	\$164,986.07	\$0.00	\$0.00
Storm Drainage Management Capital Construction Fund	\$ 48,627.85	\$0.00	\$0.00
Total	\$378,600.00	\$0.00	\$0.00

Professional Services Contract                      \$1,557,880.00  
Supplemental Agreement No. 1 (this action)        \$ 378,600.00  
  
Total Project Cost    \$1,936,480.00

<b><u>Council District</u></b>	<b><u>Amount</u></b>
1	\$ 1,363.36
2	\$ 2,879.82
3	\$ 21,057.91
4	\$ 93,490.78
5	\$ 1,363.36
6	\$ 84,270.51
7	\$ 11,519.27
8	\$ 60,318.20
9	\$ 13,001.71
10	\$ 10,255.55
11	\$ 4,374.41
12	\$ 2,867.67
13	\$ 2,235.81
14	\$ 5,759.63
Outside City Limits	\$ 63,842.01
Total	\$378,600.00

**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:

<b>Contract Amount</b>	<b>Procurement Category</b>	<b>M/WBE Goal</b>
\$378,600.00	Architecture & Engineering	25.66%*
<b>M/WBE Subcontracting %</b>	<b>M/WBE Overall %</b>	<b>M/WBE Overall Participation \$</b>
3.43%	3.43%	\$13,000.00
• This item reflects previous Business Inclusion and Development M/WBE Policy		
• This contract does not meet the M/WBE goal, but complies with good faith efforts.		
• Supplement Agreement No. 1 - 21.64% Overall MWBE participation		
• Terracon Consultants, Inc. - Local; Workforce - 27.15% Local		

**OWNER**

**Terracon Consultants, Inc.**

Greg Walterscheid, Principal

**MAP**

Attached