



Legislation Text

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File #: 20-791, Version: 1

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** May 13, 2020  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** John D. Jenkins

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**SUBJECT**

Authorize an increase in the construction services contract with 3i Contracting, LLC for additional scope of work at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way - Not to exceed \$540,809.83, from \$6,574,161.64 to \$7,114,971.47 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

**BACKGROUND**

[This change order includes items that are required to be able to complete the project. If this change order is not authorized, the project will not be able to be completed.](#)

On June 27, 2018, City Council authorized a construction contract with 3i Contracting, LLC for the Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way by Resolution No. 18-0942.

On March 26, 2019, Administrative Action No. 19-0052 authorized Change Order No. 1 to the construction services contract with 3i Contracting, LLC to re-bore under existing drive at two locations and provide and install steel casing, spacers and end seal per Dallas Water Utilities requirements, and to adjust plumbing lines to the heating, ventilation and air conditioning water treatment system, for the installation of a new valve, 3/4 inch ball valve and 1/2 inch ball valve on the condenser line, at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$20,830.97, from \$5,950,000.00 to \$5,970,830.97.

On May 17, 2019, Administrative Action No. 19-0477 authorized Change Order No. 2 to the construction services contract with 3i Contracting, LLC to install a temporary concrete earth retention system of 15-feet deep and 180 linear feet (LF) long at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$47,618.00, from \$5,970,830.97 to \$6,018,448.97.

On July 24, 2019, Administrative Action No. 19-0655 authorized Change Order No. 3 to the construction services contract with 3i Contracting, LLC to provide and install metal stairs from level 1

to lower level 1 and to grant a time extension of 58 days (from 8/27/2019 to 10/24/2019) at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$43,346.12, from \$6,018,448.97 to \$6,061,795.09.

On August 21, 2019, Administrative Action No. 19-1318 authorized Change Order No. 4 to the construction services contract with 3i Contracting, LLC to install an under slab subterranean drain system for the gymnasium floor to alleviate soil hydrostatic pressure underneath the slab-on-grade at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$48,283.21, from \$6,061,795.09 to \$6,110,078.30.

On September 25, 2019, Administrative Action No. 19-1360 authorized Change Order No. 5 to the construction services contract with 3i Contracting, LLC to relocate existing AT&T line to the new Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$10,998.15, from \$6,110,078.30 to \$6,121,076.45.

On November 13, 2019, City Council authorized Change Order No. 6 to the construction services contract with 3i Contracting, LLC to add increased scope of work at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$447,307.59, from \$6,121,076.45 to \$6,568,384.04. The scope increase included installation of additional waterproofing on retaining wall, provide and install 6 metal angles on roof, cost for additional 384.67 LF of Pier drilling, cost for adding 714 LF of pier casings, provide labor and materials to re-route water line, removal of brick ledge, installation of polished concrete on stairs and landing, install a wall around elevator shaft, relocate elevator sump pit and add a new structural hoist beam in elevator shaft, upgrade the sheetrock on the west side of the gym. to high impact sheetrock and provide sheetrock protection on three columns in the north wall of gym, provide and install four additional basketball goals equal to specified, and treat exterior soffit wood with marine grade wood treatment.

On February 14, 2020, Administrative Action No. 20-0099 authorized Change Order No. 7 to the construction services contract with 3i Contracting, LLC to install plastic cone Zero G pad underneath the Gymnasium wood flooring, in lieu of the specified foam pad at the new Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$5,777.60, from \$6,568,384.04 to \$6,574,161.64.

This action will authorize Change Order No. 8 to the construction services contract with 3i Contracting, LLC to add increased scope of work at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$540,809.83, increasing the contract amount from \$6,574,161.64 to \$7,114,971.47. The scope increase includes installation of a split bleacher system; replacement of Ash trees with Mexican Sycamore trees; addition of a retaining wall at the northwest entry to the gymnasium; remove and reinstall Phase 1 soffit lights in areas of soffit wood replacement; waterproofing behind wood soffit and metal fascia; replace metal fascia with proper drip edge; add 5 LF of footing and wall to close a gap at the DART station wall; add steps and cast-in-place wall at the northeast corner of plaza; remove and install 162 square foot of paving and 24 LF of accessible paving; addition of guard rail and gate at senior center; remove glass section of curtain wall and replace with metal panels; addition of a dividing wall at senior center multipurpose room; replace fiberglass white basketball backboards with glass backboards; install access drive on the north side of gymnasium, install owner provided Wireless Application Protocols (WAP); install additional IT outlets; AT&T lines; and install additional office space in the storage room.

**ESTIMATED SCHEDULE OF PROJECT**

Began Construction July 2018  
Complete Construction May 2020

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

On April 5, 2018, the Park and Recreation Board's Planning and Design Committee was briefed on construction procurement for Singing Hills Recreation Center replacement.

On June 7, 2018, the Park and Recreation Board authorized a construction contract with 3i Contracting, LLC.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on June 25, 2018.

On June 27, 2018, City Council authorized a construction contract with 3i Contracting, LLC for the Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way by Resolution No. 18-0942.

On November 7, 2019, the Park and Recreation Board authorized Change Order no. 6 to the construction services contract with 3i Contracting, LLC for the Singing Hills Recreation Center Replacement Project - Phase 2.

On November 13, 2019, City Council authorized Change Order No. 6 to the construction services contract with 3i Contracting, LLC for the Singing Hills Recreation Center Replacement Project - Phase 2 located at 6805 Patrol Way by Resolution 19-1791.

On May 5, 2020, the Park and Recreation Board will consider Change Order No. 8 to the construction services contract with 3i Contracting, LLC for additional scope of work at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way.

**FISCAL INFORMATION**

Fund	FY 2020	FY 2021	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)	\$540,809.83	\$0.00	\$0.00

Construction Contract	\$5,950,000.00
Change Order No. 1	\$ 20,830.97
Change Order No. 2	\$ 47,618.00
Change Order No. 3	\$ 43,346.12
Change Order No. 4	\$ 48,283.21
Change Order No. 5	\$ 10,998.15
Change Order No. 6	\$ 447,307.59
Change Order No. 7	\$ 5,777.60

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Change Order No. 8 (this action)	\$ 540,809.83
Total	\$7,114,971.47

**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:

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE %</b>	<b>M/WBE \$</b>
\$540,809.83	Construction	25.00%	19.21%	\$177,539.79
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Change Order No. 8 - 32.83% Overall M/WBE participation.				

**OWNER**

**3i Contracting, LLC**

Michael Williams, President/Chief Executive Officer

**MAP**

Attached