



Legislation Text

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File #: 20-790, Version: 1

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** May 13, 2020  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** John D. Jenkins

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**SUBJECT**

Authorize an increase in the construction services contract with Phoenix I Restoration and Construction, Ltd. for additional scope of work for construction of the Hall of State Restoration Project including roof repairs, waterproofing, additional lead-based paint removal and other miscellaneous work located at 3939 Grand Avenue in Fair Park - Not to exceed \$325,591.58, from \$10,074,399.98 to \$10,399,991.56 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)

**BACKGROUND**

[The change order includes necessary restoration work that is integral with the work in the original contract. If the item is deferred the project will not be able to completed.](#)

On September 11, 2019, City Council authorized a construction contract with Phoenix I Restoration and Construction, Ltd. for the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park, by Resolution No. 19-1414, in the amount of \$8,754,600.00, for masonry cleaning and repairs; paving and drainage improvements; plaster and paint restoration; landscaping; and accessibility improvements.

On January 8, 2020, City Council authorized Change Order No. 1 to the construction services contract with Phoenix I Restoration and Construction, Ltd. to add increased scope of work for the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park, by Resolution No. 20-0134, in an amount not to exceed \$980,360.00, from \$8,754,600.00 to \$9,734,960.00. The scope of work included the cleaning and repair of the Tejas Warrior sculpture; replacement of the bird screen in front of the Tejas Warrior sculpture; replacement of the door closures at all doors; repaving at the courtyard; replacement of stone steps at the main entrance; replacement of the stone steps at the center courtyard entrance; replacement of the basement sump pump; replacement of carpet and wood stage in the auditorium, securing of the plywood backboard in the mechanical room; installation of pull-box covers for the electrical panelboards; installation of new electrical panelboard covers; and rewiring of the chandelier lighting in the Great Hall.

On March 18, 2020, Administrative Action No. 20-0416 authorized Change Order No. 2 to the construction services contract with Phoenix I Restoration and Construction, Ltd. for the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park, in an amount not to exceed \$48,892.25, from \$9,734,960 to \$9,783,852.25. The additional scope of work included art conservator assessments of historic wall panels and aluminum leaf wall finishes as well as paint restoration of wood panels and trim.

On April 22, 2020, City Council authorized Change Order No. 3 to the construction services contract with Phoenix I Restoration and Construction, Ltd. for additional scope of work for the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park, in an amount not to exceed \$290,547.73, from \$9,783,852.25 to \$10,074,399.98, by Resolution No. 20-0635. The additional scope of work included repair of armatures at the cast bronze motifs in the front doors and armatures at the exterior pendant lights; clean and repaint chandelier base plates in the Texas regional rooms; plaster repairs at the Hall of Heroes; repair and adjust west sanitary sewer line to allow proper flow; complete paint removal on interior and exterior windows which are to be repainted; clean and repoint north and south limestone steps; and add mortar depth at repointing. This change order also included credits for deleting the stage floor replacement and rewiring of chandeliers in the Great Hall that were added in Change Order No. 1. It was discovered that the stage floor can be refinished instead of replaced. Also, upon further study, the process of rewiring of the chandeliers posed the potential hazard of a short circuit that outweighs the risks of the old cloth wiring.

This action will authorize Change Order No. 4 to the construction services contract with Phoenix I Restoration and Construction, Ltd. for additional scope of work for the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park, in an amount not exceed \$325,591.58, increasing the contract amount from \$10,074,399.98 to \$10,399,991.56. The additional scope of work includes a change to the artistic finish on the bronze motifs in the front door grills, roof repairs, below grade waterproofing, painting of chandelier reflector plates, removal of additional lead-based paint on the ceiling of the Hall of Heroes and the exterior columns at the of the Great Hall as well as additional painting on the Hall of Heroes ceiling.†

Change Order No. 4 also includes a credit for deleting the carpet replacement in the auditorium. After further analysis of the budget, current project needs and the decent condition of the existing carpet, the carpet replacement was deemed a lower priority and deferred to a future project.

### **ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	June 2020
Complete Construction	September 2020

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

On September 11, 2019, City Council authorized a contract with Phoenix I Restoration and Construction, Ltd. for the construction of the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park by Resolution No. 19-1414.

On December 5, 2019, the Park and Recreation Board authorized Change Order No. 1 to the

construction services contract with Phoenix I Restoration and Construction, Ltd. to add increased scope for the construction of the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park.

On January 8, 2020, City Council authorized Change Order No. 1 to the construction services contract with Phoenix I Restoration and Construction, Ltd. to add increased scope for the construction of the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park by Resolution No. 20-0134.

On March 5, 2020, the Park and Recreation Board authorized Change Order No. 2 to the construction services contract with Phoenix I Restoration and Construction, Ltd. for additional scope for the construction of the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park.

On April 22, 2020, City Council authorized Change Order No. 3 to the construction services contract with Phoenix I Restoration and Construction, Ltd. to add increased scope for the construction of the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park by Resolution No. 20-0635.

On May 7, 2020, the Park and Recreation Board will consider Change Order No. 4 to the construction services contract with Phoenix I Restoration and Construction, Ltd. for additional scope for the construction of the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park.

**FISCAL INFORMATION**

Fund	FY 2020	FY 2021	Future Years
Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)	\$325,591.58	\$0.00	\$0.00

Construction Contract	\$ 8,754,600.00
Change Order No. 1	\$ 980,360.00
Change Order No. 2	\$ 48,892.25
Change Order No. 3	\$ 290,547.73
Change Order No. 4 (this action)	\$ <u>325,591.58</u>
Total not to exceed	\$10,399,991.56

**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 \$
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\$325,591.58	Construction	25.00%	3.20%	\$10,435.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Change Order No. 4 - 25.85% Overall M/WBE participation				

**OWNER**

**Phoenix 1 Restoration and Construction, Ltd.**

Dale C. Sellers, President/Chief Executive Officer

**MAP**

Attached