



Legislation Details (With Text)

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Title: Authorize a construction contract for upgrades and modifications at the Meyerson Symphony Center located at 2301 Flora Street - Phoenix I Restoration and Construction, Ltd., best value proposer - Not to exceed \$3,529,020.00 - Financing: Cultural Arts (F) Fund (2017 General Obligation Bond Fund) (\$2,698,826.00) and Cultural Arts Facilities Funds (2006 General Obligation Bond Fund) (\$830,194.00)

Sponsors:

Indexes: 14

Code sections:

Attachments: 1. Map, 2. Resolution

Date	Ver.	Action By	Action	Result
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STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: ~~February 12, 2020~~ [March 25, 2020](#)

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for upgrades and modifications at the Meyerson Symphony Center located at 2301 Flora Street - Phoenix I Restoration and Construction, Ltd., best value proposer - Not to exceed \$3,529,020.00 - Financing: Cultural Arts (F) Fund (2017 General Obligation Bond Fund) (\$2,698,826.00) and Cultural Arts Facilities Funds (2006 General Obligation Bond Fund) (\$830,194.00)

BACKGROUND

On November 1, 2019, two Request for Competitive Sealed Proposals were received for the Meyerson Symphony Center. This action will authorize a construction contract with Phoenix I Restoration and Construction, Ltd. for the Meyerson Symphony Center, a project approved by the citizens of Dallas in the 2017 Bond Program. The scope of work includes upgrade of the fire alarm system and the repair and remediation of water infiltration issues.

Phoenix I Restoration and Construction, Ltd. was selected following a qualifications-based selection

process in accordance with the City of Dallas procurement guidelines.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction April 2020
Complete Construction August 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 13, 2019, City Council authorized a professional services contract with Harrison Kornberg Architects, LLC to provide architectural and engineering design and construction administration services for the Meyerson Symphony Center by Resolution No. 19-0249.

FISCAL INFORMATION

Fund	FY 2020	FY 2021	Future Years
Cultural Arts (F) Fund (2017 General Obligation Bond Fund)	\$2,698,826.00	\$0.00	\$0.00
Cultural Arts Facilities Fund (2006 General Obligation Bond Fund)	\$ 830,194.00	\$0.00	\$0.00
Total	\$3,529,020.00	\$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 \$
\$3,529,020.00	Construction	25.00%	26.44%	\$933,160.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following two proposals were received and opened on November 1, 2019:

*Denotes successful proposer

<u>Proposer</u>	<u>Base Bid</u>	<u>**Alter. No. 1</u>	<u>Total Bid</u>	<u>Ranking</u>
*Phoenix I Restoration and Construction, Ltd. 14032 Distribution Way Farmers Branch, Texas 75234	\$5,422,020.00	\$30,000.00	\$5,452,020.00	1
American Restoration, LLC	\$4,817,810.00	\$35,000.00	\$4,852,810.00	2

****Alternate No. 1** - provides for fire alarm notification devices in concert hall.

Note: After negotiations with Phoenix I Restoration and Construction, Ltd., reduction of Base Bid Item A and Base Bid Item B, removal of base bid line items P and Q, and the addition of Alternate No. 1, the Best and Final Offer was \$3,529,020.00.

OWNER

Phoenix I Restoration and Construction, Ltd.

Dale C. Sellers, President/Chief Executive Officer

MAP

Attached