



Legislation Details (With Text)

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On agenda: 1/27/2021 **Final action:**

Title: Authorize a work order under the existing Job Order Contract, previously approved on January 9, 2019, by Resolution No. 19-0074 for construction services with Brown & Root Industrial Services, LLC for structural repairs at Fire Station No. 30 located at 11381 Zodiac Lane - Not to exceed \$650,000.00 - Financing: Capital Construction Fund

Sponsors:

Indexes: 6

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: January 27, 2021

COUNCIL DISTRICT(S): 6

DEPARTMENT: Building Services Department

EXECUTIVE: Joey Zapata

SUBJECT

Authorize a work order under the existing Job Order Contract, previously approved on January 9, 2019, by Resolution No. 19-0074 for construction services with Brown & Root Industrial Services, LLC for structural repairs at Fire Station No. 30 located at 11381 Zodiac Lane - Not to exceed \$650,000.00 - Financing: Capital Construction Fund

BACKGROUND

In October 2019, cracks were observed in the brick walls and the foundation slab of the apparatus bay at Fire Station No. 30. The cracks widened and caused wall shifting, settlement and falling brick veneers. The conditions presented a safety risk to the occupants and the Building Services Department recommended the station be vacated in November 2019 and a geotechnical engineering distress and structural integrity review was ordered for Fire Station No. 30 to determine the condition and the options available for corrective action.

The testing confirmed that the soils in this area are relatively active and the piles installed with the station's construction were found to not be as deep as indicated on the design plans. The final

recommendation for repairs is to provide additional piling under the grade beam of the north wall, repair the north wall, and repair the slab in the apparatus bay.

The estimated construction cost for this project is based on the preliminary geotechnical engineering distress and structural integrity review and through comparisons to other projects involving similar foundation repair work. Job Order amounts are determined using an industry standard construction price book (RS Means - Facilities Construction Cost Data) and City discounts per the contract.

Job Order Contracting (JOC) is an alternative contracting method that provides an option to address construction, repair, rehabilitation, and alterations at City owned buildings provided by Texas Local Government Code, Section §271.120 added by Acts 2001, 77th Legislature, chapter 1409, §5, effective September 1, 2001. Job orders exceeding \$500,000.00 must be approved by the City Council, stipulated by Texas Local Government Code, Section §2269.403 added by Acts 2011, 82nd Legislature, chapter 1129, §2.08 effective September 1, 2011.

Brown & Root Industrial Services, LLC's actual team of subcontractors and their respective contributions will be determined once the scope of work is finalized with the design and specifications. This authorization for a larger than \$500,000.00 work order is requested in order to expedite the completion of the structural repairs.

This action will authorize a work order with Brown & Root Industrial Services, Inc. for structural repairs at Fire Station No. 30 in an amount up to \$650,000.00, to be funded through the existing Capital Construction fund. Construction of the repairs are anticipated to begin by Spring of 2021 and be completed Summer of 2021.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	March 2021
Complete Construction	August 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 9, 2019, City Council authorized a two-year contract with three one-year renewal options with METCO Engineering, Inc., Brown & Root Industrial Services LLC, RS Commercial Construction, LLC and 3i Contracting, LLC to provide job order contracting services for facility projects by Resolution No. 19-0074.

[The Transportation and Infrastructure Committee was briefed regarding this matter by memorandum on January 19, 2021. <https://cityofdallas.legistar.com/View.ashx?M=F&ID=9060210&GUID=F418E610-6C2E-4780-837D-44879E6A54BD>](https://cityofdallas.legistar.com/View.ashx?M=F&ID=9060210&GUID=F418E610-6C2E-4780-837D-44879E6A54BD)

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Capital Construction Fund	\$650,000.00	\$0.00	\$0.00

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:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$650,000.00	Construction	25.00%*	25.00%	\$162,500.00
• Job Order Contracting Services at City Facilities have a 25.00% M/WBE goal.				
• Brown and Root Industrial Services, LLC - Non-Local; Workforce - 0.70% Local				

OWNER

Brown and Root Industrial Services, LLC

Rick Farrag, Vice President - On Call Construction

MAP

Attached