



## Legislation Details (With Text)

**File #:** 21-1645      **Version:** 1      **Name:**  
**Type:** CONSENT AGENDA      **Status:** Approved  
**File created:** 8/25/2021      **In control:** Park & Recreation Department  
**On agenda:** 9/22/2021      **Final action:**  
**Title:** Authorize a professional services contract with Good Fulton & Farrell Inc., DBA GFF, Inc., for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Tower Building Facility Improvements Project located at 3809 Grand Avenue in Fair Park - Not to exceed \$446,614.00 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)

**Sponsors:**

**Indexes:** 7

**Code sections:**

**Attachments:** 1. Map, 2. Resolution

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** September 22, 2021  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** John D. Jenkins

### SUBJECT

Authorize a professional services contract with Good Fulton & Farrell Inc., DBA GFF, Inc., for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Tower Building Facility Improvements Project located at 3809 Grand Avenue in Fair Park - Not to exceed \$446,614.00 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)

### BACKGROUND

On July 15, 2020, the City of Dallas advertised the Request for Qualifications for Engineering, Architectural and Landscape Architecture Consulting Services for the 2020 Capital Improvements Projects. In response to this advertisement, the Office of Procurement Services received submittals from 24 interested architecture firms on August 21, 2021.

In November 2020, the Park & Recreation Department, Planning and Design Selection Committee evaluated and ranked the 24 firms based on their qualifications for various bond projects. On May 24,

2021, the Planning and Design Division Facilities Group sent a Request for Proposal for Architectural and Engineering Services for the Tower Building Facility Improvements Project to the top 6 ranked architecture firms. In response to this request, the Planning and Design Division received submittals from the following 5 firms on June 4, 2021:

1. Good Fulton & Farrell Inc., DBA GFF, Inc.
2. Norman Alston Architects
3. McCoy Collaborative
4. Architexas
5. GSR Andrade

On June 9, 2021, the selection committee, specific to this project, reviewed and scored their proposals. Based on the results of the evaluation, Good Fulton & Farrell, DBA GFF, Inc., was selected as the most qualified proposer for this project.

This professional services contract will assess the condition of the existing facility and prioritize the following needs: wall and roof leak repairs, window and door leak repairs, Americans with Disabilities Act upgrades at entrances and accessible ramps, paving and landscaping, mechanical, electrical, and plumbing upgrades, new lighting, foundation repairs, administrative suite renovation and architectural finish improvements for the Tower Building Facility Improvements Project.

#### **ESTIMATED SCHEDULE OF PROJECT**

Begin Design	October 2021
Complete Design	September 2022
Begin Construction	January 2023
Complete Construction	November 2023

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

On September 2, 2021, the Park and Recreation Board authorized a professional services contract with Good Fulton & Farrell, DBA GFF, Inc. for architectural and engineering services.

#### **FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)	\$223,307.00	\$223,307.00	\$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 \$
\$446,614.00	Architecture & Engineering	34.00%	47.72%	\$213,130.00

- |  |
|--|
| • This contract exceeds the M/WBE goal.                                  |
| • Good Fulton & Farrell, DBA GFF, Inc. - Local; Workforce - 79.00% Local |

### **PROCUREMENT INFORMATION**

In accordance with the City of Dallas Administrative Directive 4-05 procurement guidelines, Good Fulton & Farrell, DBA GFF, Inc., was selected as the most qualified consultant for this project.

### **OWNER**

**Good Fulton & Farrell, DBA GFF, Inc.**

Evan Beattie, AIA, LEED AP

### **MAP**

Attached