



Legislation Details (With Text)

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|-----------------------|---|-----------------|---|----------------------|------------------------------|
| File #: | 21-2145 | Version: | 1 | Name: | |
| Type: | ITEMS FOR FURTHER CONSIDERATION | | | Status: | Approved |
| File created: | 10/28/2021 | | | In control: | Park & Recreation Department |
| On agenda: | 12/8/2021 | | | Final action: | |
| Title: | Authorize a professional services contract with Good, Fulton & Farrell, Inc., dba GFF, Inc. for architectural and engineering services for the discovery/scope-to-budget assessment investigation of the facility's existing conditions, schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Pan American Complex Arena Facility Repairs Project located at 1322 Admiral Nimitz Circle in Fair Park - Not to exceed \$290,232.00 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund) (This item was deferred on October 27, 2021) | | | | |
| Sponsors: | | | | | |
| Indexes: | 7 | | | | |
| Code sections: | | | | | |
| Attachments: | 1. Map. 2. Resolution | | | | |

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

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: December 8, 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 discovery/scope-to-budget assessment investigation of the facility's existing conditions, schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Pan American Complex Arena Facility Repairs Project located at 1322 Admiral Nimitz Circle in Fair Park - Not to exceed \$290,232.00 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund) (This item was deferred on October 27, 2021)

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, 2020.

In November 2020, the Park and Recreation Department, Planning and Design Selection Committee evaluated and ranked the 24 firms based on their qualifications for various bond projects. On May 26, 2021, the Planning and Design Division Facilities Group sent a Request for Proposal for Architectural and Engineering Services for the Pan American Complex Arena Facility Repairs Project to the top 7 ranked architecture firms. In response to this request, the Planning and Design Division received 6 submittals on June 18, 2021:

1. Good, Fulton & Farrell, Inc., dba GFF, Inc.
2. McCoy Collaborative Reservation Architects
3. Norman Alston Architects
4. BSA Design Group
5. Allana, Buick & Bers
6. ArchiTexas

On July 6, 2021, the selection committee, specific to this project, reviewed and scored their proposals. Based on the results of the evaluation, Good, Fulton & Farrell, Inc., 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: roof replacement, exterior plaster wall repairs, window and door leak repairs, Americans with Disabilities Act upgrades at restrooms, and mechanical upgrades, electrical upgrades, new lighting, and Historic architectural envelope finish improvements for the Pan American Complex Arena Facility Repairs Project.

ESTIMATED SCHEDULE OF PROJECT

| | |
|-----------------------|---------------|
| Begin Design | November 2021 |
| Complete Design | May 2022 |
| Begin Construction | November 2022 |
| Complete Construction | July 2023 |

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 21, 2021, the Park and Recreation Board authorized a professional services contract with Good, Fulton & Farrell, Inc., dba GFF, Inc., for architectural and engineering services for the discovery / scope-to-budget assessment investigation of the facility's existing conditions, schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Pan American Complex Arena Facility Repairs Project located at 1322 Admiral Nimitz Circle in Fair Park

On October 27, 2021, this item was deferred by Councilmember Adam Bazaldua.

FISCAL INFORMATION

| Fund | FY 2022 | FY 2023 | Future Years |
|------|---------|---------|--------------|
|------|---------|---------|--------------|

| | | | |
|---|--------------|--------|--------|
| Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund) | \$290,232.00 | \$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 \$ |
|---|-----------------------------|-------------------|----------------|-----------------|
| \$290,232.00 | Architecture & Engineering | 34.00% | 42.51% | \$123,730.00 |
| • This contract exceeds the M/WBE goal. | | | | |
| • Good, Fulton & Farrell, Inc., dba GFF, Inc. - Local; Workforce - 84.00% Local | | | | |

PROCUREMENT INFORMATION

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

OWNER

Good, Fulton & Farrell, Inc., dba GFF, Inc.

Evan Beattie, AIA, LEED AP, Chief Executive Officer

MAP

Attached