



## Legislation Details (With Text)

**File #:** 22-63      **Version:** 1      **Name:**  
**Type:** CONSENT AGENDA      **Status:** Approved  
**File created:** 11/30/2021      **In control:** Park & Recreation Department  
**On agenda:** 1/12/2022      **Final action:**  
**Title:** Authorize two-year construction services contracts, with two one-year renewal options, for job order contracting services at City facilities with Brown & Root Industrial Services, LLC, Phoenix 1 Restoration & Construction, Ltd, and METCO Engineering, Inc. dba METCO, most advantageous proposers of fifteen - Not to exceed \$11,000,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) (\$9,000,000.00) and General Funds (\$2,000,000.00)

**Sponsors:**

**Indexes:** 100

**Code sections:**

**Attachments:** 1. Resolution

Date	Ver.	Action By	Action	Result
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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** January 12, 2022  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** John D. Jenkins

### SUBJECT

Authorize two-year construction services contracts, with two one-year renewal options, for job order contracting services at City facilities with Brown & Root Industrial Services, LLC, Phoenix 1 Restoration & Construction, Ltd, and METCO Engineering, Inc. dba METCO, most advantageous proposers of fifteen - Not to exceed \$11,000,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) (\$9,000,000.00) and General Funds (\$2,000,000.00)

### BACKGROUND

This action will authorize construction services contracts to provide job order contracting services for repairs, alterations, renovations, remediation, and minor construction at City facilities including aquatic facilities, athletic facilities, the Cedar Ridge Preserve, Dallas Arboretum, golf courses, park pavilions, recreation centers, Trinity River Audubon Center, and Elm Fork facilities. Services will be performed on one or more of the following building systems: accessibility components, building envelopes, heating, venting, and air-conditioning systems, electrical systems, plumbing systems, interior finishes, exterior finishes, historical facility components, and roofing systems.

This action does not encumber funds. The purpose of a job order services contract is to establish firm pricing for the above-mentioned services, for a specified term, which are ordered on an as-needed basis.

Brown & Root Industrial Services, LLC, Phoenix 1 Restoration & Construction, Ltd., and METCO Engineering, Inc. were selected by an evaluation committee as the most advantageous proposers to the City, in accordance with the City of Dallas procurement guidelines.

This is a contract with a cost limit in year one of \$5,500,000.00 and for years two and three \$2,750,000.00, each year. Projects would be funded on an as-needed basis, up to these limits. The total with the base amount of \$5,500,000 and two additional years of \$2,750,000.00 would be \$11,000,000.00.

The following chart illustrates Brown & Root Industrial Services, LLC's contractual activities with the City of Dallas for the past three years.

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	47	0	7	0
Change Orders	20	0	6	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates Phoenix 1 Restoration & Construction, Ltd.'s contractual activities with the City of Dallas for the past three years.

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	3	0	5	0
Change Orders	9	0	7	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates METCO Engineering, Inc.'s contractual activities with the City of Dallas for the past three years.

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	31	0	137	0
Change Orders	0	0	0	0
Projects requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

Evaluation of submitted proposals, resulting in a selection and recommendation of a successful Respondent for contract award, will be based on responses to the criteria listed below:

## SUMMARY OF EVALUATION CRITERIA WEIGHTING

Criteria One: Information, Interest, Availability	10 Points
Criteria Two: Project experience	20 Points
Criteria Three: Specific expertise pertinent to JOC	20 Points
Criteria Four: Complete project team organization	15 Points
Criteria Five: Contractor coefficients	20 Points
Criteria Six: BID compliance and historic use of W/BE participation	15 Points
Total Possible Points	100 Points

**ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	January 2021
Complete Construction	January 2025

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

On November 4, 2021, the Park and Recreation Board authorized a contract with Brown & Root Industrial Services LLC, Phoenix 1 Restoration & Construction, Ltd., and METCO Engineering, Inc.

**FISCAL INFORMATION**

Fund	FY 2021-2022	FY 2022-23	Future Years
Park and Recreation Facilities (B) Funds (2017 General Obligation Bond Funds)	\$4,500,000.00	\$2,250,000.00	\$2,250,000.00
General Funds	\$1,000,000.00	\$500,000.00	\$500,000.00
Total	\$5,500,000.00	\$2,750,000.00	\$2,750,000.00

**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 \$
\$11,000,000.00	Construction	32.00%	32.00%	\$3,520,000.00
<ul style="list-style-type: none"> <li>• Job Order Contracting Services at City Facilities have a 32.00% M/WBE goal.</li> <li>• Brown &amp; Root Industrial Services, LLC - Local; Workforce - 0.79% Local • Metco Engineering, Inc - Local; Workforce - 71.42% Local • Phoenix 1 Restoration &amp; Construction, Ltd. - Local; Workforce - 33.04% Local</li> </ul>				

**PROCUREMENT INFORMATION**

The following fifteen proposals were received and opened on September 10, 2021.

\*Denotes successful proposers

<b><u>Proposers</u></b>	<b><u>Rank</u></b>
*Brown & Root Industrial Services, LLC 2451 Crystal Drive, Suite 425 Arlington, Virginia 22202	1
*Metco Engineering, Inc. 3333 Lee Parkway, Suite 600 Dallas, Texas 75219	2
*Phoenix 1 Restoration & Construction, Ltd. 14032 Distribution Way Farmers Branch, TX 75234	3
Azteca	4
3i Contracting LLC	5
LMC Corporation	6
Big Sky Construction Co., Inc.	7
Basic IDIQ	8
Compass Roofing	9
Post L Group	10
IDA/ACS	11
F.H. Paschen, S.N. Nielsen & Associates LLC	12
Gomez Floor Covering, Inc.	13
Real Network Services, Inc.	14
SDB Contracting Services	15

## **OWNERS**

### **Brown & Root Industrial Services, LLC**

Nelson A. Dupuy, President

### **METCO Engineering Inc. dba METCO**

Barry Bagheri, President

### **Phoenix 1 Restoration & Construction, Ltd.**

Dale C. Sellers, President