Legislation Details (With Text)

File #:	22-2374	**Version:**	1	**Name:**	
Type:	CONSENT AGENDA			**Status:**	Approved
File created:	10/3/2022			**In control:**	Office of Bond and Construction Management
On agenda:	11/9/2022			**Final action:**	
Title:	Authorize (1) an increase in appropriations in an amount not to exceed $5,000,000.00 in the Building Inspection Fund; and (2) two-year construction services contracts, with two one-year renewal options, for job order contracting services at City facilities with METCO Engineering, Inc., Big Sky Construction CO., Inc., Brown & Root Industrial Services, LLC, Gilbert May, Inc. dba Phillips/May Corporation, RS Commercial Construction, LLC, and Nouveau Technology Services, L.P., most advantageous proposers of eleven - Not to exceed $10,000,000.00 - Financing: Facilities (H) Fund (2017 General Obligation Bond Fund) ($3,000,000.00), Homeless Assistance (J) Fund (2017 General Obligation Bond Fund) ($2,000,000.00), and Building Inspection Fund ($5,000,000.00) (subject to annual appropriations)				
Sponsors:					
Indexes:	100				
Code sections:					
Attachments:	1. Resolution				

Date	Ver.	Action By	Action	Result

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: November 9, 2022

COUNCIL DISTRICT(S): All

DEPARTMENT: Office of Bond and Construction Management

EXECUTIVE: Dr. Robert Perez

SUBJECT

Authorize **(1)** an increase in appropriations in an amount not to exceed $5,000,000.00 in the Building Inspection Fund; and **(2)** two-year construction services contracts, with two one-year renewal options, for job order contracting services at City facilities with METCO Engineering, Inc., Big Sky Construction CO., Inc., Brown & Root Industrial Services, LLC, Gilbert May, Inc. dba Phillips/May Corporation, RS Commercial Construction, LLC, and Nouveau Technology Services, L.P., most advantageous proposers of eleven - Not to exceed $10,000,000.00 - Financing: Facilities (H) Fund (2017 General Obligation Bond Fund) ($3,000,000.00), Homeless Assistance (J) Fund (2017 General Obligation Bond Fund) ($2,000,000.00), and Building Inspection Fund ($5,000,000.00) (subject to annual appropriations)

BACKGROUND

powered by Legistar™

This action will authorize a construction services contracts to provide job order contracting services to perform repair, alteration, renovation, remediation, and minor construction at City facilities accessibility components, building envelopes, heating, venting, 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.

METCO Engineering, Inc., Big Sky Construction CO., Inc., Brown & Root Industrial Services, LLC, Gilbert May, Inc. dba Phillips/May Corporation, RS Commercial Construction, LLC, and Nouveau Technology Services, L.P., were selected by an evaluation committee as the most advantageous proposers to the City, in accordance with the City of Dallas procurement guidelines.

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

	PBW	DWU	PKR	TRN
Projects Completed	9	0	0	0
Change Orders	2	0	13	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates Big Sky Construction Company, Inc.'s contractual activities with the City of Dallas for the past three years.

	PBW	DWU	PKR	TRN
Projects Completed	0	0	0	0
Change Orders	0	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

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

	PBW	DWU	PKR	TRN
Projects Completed	22	0	7	0
Change Orders	2	0	1	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates Gilbert May, Inc., dba Phillips/May Corporation's contractual activities with the City of Dallas for the past three years.

	PBW	DWU	PKR	TRN

Projects Completed	12	0	1	0
Change Orders	7	0	3	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates RS Commercial Construction, LLC's contractual activities with the City of Dallas for the past three years.

	PBW	DWU	PKR	TRN
Projects Completed	16	0	0	0
Change Orders	6	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates Nouveau Technology Services, L.P.'s contractual activities with the City of Dallas for the past three years.

	PBW	DWU	PKR	TRN
Projects Completed	0	0	2	0
Change Orders	0	0	1	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	December 2022
Complete Construction	December 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2023	FY 2024	Future Years
2017 General Obligation Bond Fund - Facilities (H) Fund	$3,000,000.00	$0.00	$0.00
2017 General Obligation Bond Fund - Homeless Assistance (J) Fund	$2,000,000.00	$0.00	$0.00
Building Inspection Fund	$5,000,000.00	$0.00	$0.00
Total	$10,000,000.00	$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**
$10,000,000.00	Construction	32.00%

powered by Legistar™

M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation $
25.00%	25.00%	$2,500.000.00
• Job Order Contracting Services at City Facilities have a 32.00% M/WBE goal.		
• Metco Engineering, Inc - Local; Workforce - 85% Local		
• Big Sky Construction Company, Inc - Local; Workforce - 21.00% Local		
• Brown and Root Industrial Services, LLC - Local; Workforce - 15.00% Local		
• Gilbert May, Inc dba Phillips/May Corporation - Local; Workforce - 30.00% Local		
• RS Commercial Construction, LLC - Local; Workforce - 33.00% Local		
• Nouveau Technology Services, L.P. - Local; Workforce - 0.07% Local		

PROCUREMENT INFORMATION

The following eleven proposals were received and opened on August 12, 2022. The proposers were ranked as follows:

*Denotes successful proposers

Proposers	Address	Rank
*METCO Engineering, Inc	3333 Lee Parkway, Suite 600 Dallas, TX 75219	1
*Big Sky Construction Company, Inc.	507 Exposition Avenue Dallas, Texas 75226	2
*Brown and Root Industrial Services, LLC	8121 Broadway Street, Suite 200 Houston, TX 77061	3
*Gilbert May, Inc., dba Phillips/May Corporation	4861 Sharp St Dallas, TX 75247	4
*RS Commercial Construction, LLC	17250 Dallas Parkway Dallas, TX 75248	5
*Nouveau Technology Services, L.P.	2441 Lacy Lane Carrollton, TX 75006	6
Acumen Enterprises, Inc.	1504 Falcon DeSoto, TX 75115	7
F. H. Paschen	1909 Woodall Rodgers Fwy Suite 560 Dallas, TX 75201	8
Falkenburg Construction Co., Inc.	2435 109th St. Grand Prairie, TX 75050	9

powered by Legistar™

Real Network Services, Inc.	5529 Redfield St, Dallas, TX 75235	10
SDB, Inc.	4951 Airport Parkway, Suite 800 Addison, TX 75001	11

OWNERS

METCO Engineering, Inc.

Barry Bagheri, President

Big Sky Construction Co., Inc.

Bob Long, President

Brown & Root Industrial Services, LLC

Nelson A. Dupuy, President

Gilbert May, Inc. dba Phillips/May Corporation

Gilbert May, President

RS Commercial Construction, LLC

David DeMattia, President

Nouveau Technology Services, L.P.

Debbie Koon, President