



Legislation Text

File #: 19-1205, **Version:** 1

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: September 11, 2019
COUNCIL DISTRICT(S): 7
DEPARTMENT: Park & Recreation Department
EXECUTIVE: Willis C. Winters

SUBJECT

Authorize a construction contract for the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park - Phoenix I Restoration and Construction, Ltd., best value proposer of four - Not to exceed \$8,754,600.00 - Financing: Fair Park Improvements (C) Fund (2017 Bond Funds)

BACKGROUND

On July 12, 2019, four proposals were received for the Hall of State Restoration Project.

This action will authorize the award of a construction contract with Phoenix I Restoration and Construction, Ltd. for Base Price and Alternate Nos. 1 - 17 for a total contract amount of \$8,754,600.00.

A construction contract with Horsley Specialties, Inc. for the removal of lead-based paint, visible mold growth and asbestos-containing materials at the Hall of State will be considered by separate action on September 11, 2019.

ESTIMATED SCHEDULE OF PROJECT

Began Design	July 2018
Completed Design	May 2019
Begin Construction	November 2019
Complete Construction	September 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 15, 2019, the Park and Recreation Board authorized a contract with Phoenix I Restoration and Construction, Ltd. for the construction of the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park.

FISCAL INFORMATION

Fair Park Improvements (C) Fund (2017 Bond Funds) - \$8,754,600.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE \$
\$8,754,600.00	Construction	25.00%	27.89%	\$2,441,510.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following four proposals were received and opened on July 12, 2019:

*Denotes the successful proposer

<u>Proposers</u>	<u>Base Bid</u>	<u>Alt. Nos. 1,2,3,4, 5,6,7,8,9,10,11,12, 13,14,15,16 & 17**</u>	<u>Total Bid</u>	<u>Rank</u>
*Phoenix I Restoration and Construction, Ltd. 14032 Distribution Way Farmers Branch, TX 75234	\$ 6,848,000.00	\$1,906,600.00	\$ 8,754,600.00	1
American Restoration, LLC	\$ 8,695,980.00	\$1,173,250.00	\$ 9,869,230.00	2
Gilbert May, Inc. dba Phillips/May Corporation	\$11,333,333.00	\$2,749,400.00	\$14,082,733.00	3
F.H. Paschen, S.N. Nielson & Associates, LLC	\$ 9,985,000.00	\$1,858,000.00	\$11,843,000.00	4

**Alternate No. 1 - provides for structural modifications to steel columns at the Great Hall.

**Alternate No. 2 - provides for resetting stone pavers in the plaza.

**Alternate No. 3 - provides for a new sidewalk to the staff entrance.

**Alternate No. 4 - provides for painting the additional ceilings.

**Alternate No. 5 - provides for floor drain grates and sump pumps at two basement entries.

**Alternate No. 6 - provides for a concrete slab and pump in the stage crawl space.

**Alternate No. 7 - provides for restoration of two fountains.

**Alternate No. 8 - provides for fluid-applied waterproofing at west, north, and east elevations.

**Alternate No. 9 - provides for drainage improvements at north retaining wall.

**Alternate No. 10 - provides for drainage improvements at south retaining wall.

**Alternate No. 11 - provides for restoring metal planters.

**Alternate No. 12 - provides for water heater replacement.

**Alternate No. 13 - provides for repairs to 40 cast stone benches at the colonnade.

- **Alternate No. 14 - provides for repairs to five cast stone benches at the rear façade.
- **Alternate No. 15 - provides for roofing above the Great Hall.
- **Alternate No. 16 - provides for cleaning stone at the southeast basement foyer.
- **Alternate No. 17 - provides for demolition of the existing noncompliant lift, new storage room, two accessible ramps from Grand Avenue to the colonnade, accessible parking, and accessible route.

OWNER

Phoenix 1 Restoration and Construction, Ltd.

Dale C. Sellers, President/Chief Executive Officer

MAP

Attached