



## Legislation Text

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**File #:** 19-1983, **Version:** 1

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** January 8, 2020  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** John D. Jenkins

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### **SUBJECT**

Authorize **(1)** an increase in the construction services contract with Phoenix I Restoration and Construction, Ltd. to add increased scope of work for the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park; **(2)** the receipt and deposit of funds in an amount not to exceed \$311,700.00 from the State Fair of Texas in the Fair Park Capital Reserves Fund; and **(3)** an increase in appropriations in an amount not to exceed \$311,700.00 in the Fair Park Capital Reserves Fund - Not to exceed \$980,360.00, from \$8,754,600.00 to \$9,734,960.00 - Financing: Fair Park Improvements (C) Fund (\$668,660.00) and Fair Park Capital Reserves Fund (\$311,700.00)

### **BACKGROUND**

On December 12, 2018, City Council authorized a fifth amendment to the Fair Park Contract dated May 21, 2003 with the State Fair of Texas setting forth procedures for how the State Fair will pay for work conducted by the City for capital and major maintenance projects. The work to be performed by this Change Order has been agreed-upon by the City and State Fair of Texas, and will be paid for from the City's Allocation in the Fair Park Improvement Fund.

On September 11, 2019, City Council authorized a construction contract with Phoenix I Restoration and Construction, Ltd. for the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park, in an amount not to exceed \$8,754,600.00, by Resolution No. 19-1414.

This action will authorize Change Order No. 1 to the construction services contract with Phoenix I Restoration and Construction, Ltd. to add increased scope of work for the Hall of State Restoration Project, in an amount not to exceed \$980,360.00, increasing the contract amount from \$8,754,600.00 to \$9,734,960.00. The original bid award amount was under budget, so 2017 Bond Funds for the Hall of State are available to add high priority items to the construction contract to address safety issues and other needs.

The scope of work will include the following: cleaning and repair of the Tejas Warrior sculpture; replacement of the bird screen in front of the Tejas Warrior sculpture; replacement of the door closures at all doors; repaving at the courtyard; replacement of stone steps at the main entrance; replacement of the stone steps at the center courtyard entrance; replacement of the basement sump pump; replacement of carpet and wood stage in the auditorium, securing of the plywood backboard in the mechanical room; installation of pull-box covers for the electrical panelboards; installation of new electrical panelboard covers; and rewiring of the chandelier lighting in the Great Hall.

### **ESTIMATED SCHEDULE OF PROJECT**

Began Construction	November 2019
Complete Construction	September 2020

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

On May 21, 2003, the City and State Fair of Texas entered into the Fair Park Contract for a term of 25 years with two five-year extensions, to provide for the use of the City's Fair Park for the annual State Fair of Texas Exposition and to clearly define the roles and responsibilities of the City and the State Fair of Texas (the "Agreement") by Resolution No. 02-2405.

On December 12, 2018, City Council authorized a fifth amendment to the Fair Park Contract dated May 21, 2003, as previously amended (the "Agreement") to: extend the initial term of the agreement for a period of 10 years (the term shall expire on December 31, 2038); establish annual rental fees for 2028 thru 2038; incorporate financial processes and procedures for the allocation of funds; require the State Fair of Texas to pay its full-time and part-time employees at least \$11.15 per hour or the federal minimum wage, whichever is higher; incorporate a security plan process between the Dallas Police Department and the State Fair of Texas; and incorporate miscellaneous provisions as required by state law by Resolution No. 18-1864.

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.

On September 11, 2019, City Council authorized a construction contract with Phoenix I Restoration and Construction, Ltd. for the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park by Resolution No. 19-1414.

On December 12, 2019, the Park and Recreation Board authorized an increase in the construction services contract with Phoenix I Restoration and Construction, Ltd. for the Hall of State Restoration Project.

### **FISCAL INFORMATION**

Fair Park Improvements (C) Fund - \$668,660.00  
Fair Park Capital Reserves Fund - \$311,700.00

Construction Contract	\$8,754,600.00
Change Order No. 1 (this action)	<u>\$ 980,360.00</u>

Total not to exceed	\$9,734,960.00
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**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 \$
\$980,360.00	Construction	25.00%	11.77%	\$115,357.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Change Order No. 1 - 25.37% Overall M/WBE participation				

**OWNER**

**Phoenix 1 Restoration and Construction, Ltd.**

Dale C. Sellers, President/Chief Executive Officer

**MAP**

Attached