



Legislation Text

File #: 19-1992, Version: 1

**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** January 8, 2020  
**COUNCIL DISTRICT(S):** 10  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** John D. Jenkins

**SUBJECT**

Authorize a contract for the construction of the addition of a senior activity center, technology center, and gymnasium and expansion of the parking lot at Willie B. Johnson Recreation Center located at 12225 Willowdell Drive - J.C. Commercial, Inc., best value proposer of eight - Not to exceed \$7,199,777.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

**BACKGROUND**

On August 24, 2019 and August 30, 2019, the City of Dallas advertised a Request for Competitive Sealed Proposals (RFCSP) for the construction of the addition of a senior activity center, technology center, and gymnasium and expansion of the parking lot at Willie B. Johnson Recreation Center located at 12225 Willowdell Drive.

Proposals based on RFCSP procurement process are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, subcontractor experience, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criterion with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criterion.

Following is a list of the rating criteria and values for each criterion:

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Amount	45%
2. Qualifications/Experience/References for Prime Firm	20%
3. Subcontractor Experience	10%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Proposed Schedule/Time of Completion	5%
	<u>100%</u>

The selection committee scored the proposals and J.C. Commercial, Inc., was selected as the best value proposer.

This action will authorize a contract with J.C. Commercial, Inc., best value proposer of eight, for the construction of the addition of a senior activity center, technology center, and gymnasium and expansion of the parking lot at Willie B. Johnson Recreation Center located at 12225 Willowdell Drive, including the Base Bid and Alternate No. 1, in an amount not to exceed \$7,199,777.00.

The scope of work includes the construction of a new senior center with a dedicated reception area, restrooms, multi-purpose room, game room, learning kitchen and storage; a technology center; and a gymnasium with basketball court, restrooms and a walking track.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Construction            January 2020  
Complete Construction        January 2021

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

On December 12, 2019, the Park and Recreation Board authorized a contract with J.C. Commercial, Inc. for the construction of the addition of a senior activity center, technology center, and gymnasium and expansion of the parking lot at Willie B. Johnson Recreation Center located at 12225 Willowdell Drive.

**FISCAL INFORMATION**

Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$7,199,777.00

**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:

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE %</b>	<b>M/WBE \$</b>
\$7,199,777.00	Construction	25.00%	27.01%	\$1,944,576.40
• This contract exceeds the M/WBE goal.				

**PROCUREMENT INFORMATION**

The following eight proposals were received and opened on September 27, 2019:

\*Denotes successful proposer

<u>Proposers</u>	<u>Base Bid</u>	<u>Alt. No. 1**</u>	<u>Total Bid</u>	<u>Rank</u>
*J.C. Commercial, Inc. 1801 Lakepointe Dr. #129 Lewisville, TX 75057	\$7,187,777.00	\$12,000.00	\$7,199,777.00	1
Big Sky Construction Company, Inc.	\$7,425,000.00	\$90,000.00	\$7,515,000.00	2
DENCO CS Corporation	\$6,775,525.00	\$ 0.00	\$6,775,525.00	3
Northridge Construction Group, LLC	\$7,557,984.00	\$80,000.00	\$7,637,984.00	4
MDI General Contractors Con-Real, LP.	\$7,804,000.00	\$ 0.00	\$7,804,000.00	5
	\$8,336,982.22	\$ 0.00	\$8,336,982.22	6
Phillips/May Corporation	\$7,989,333.00	\$ 0.00	\$7,989,333.00	7
Azteca Enterprises, Inc.	\$8,312,600.00	\$ 0.00	\$8,312,600.00	8

\*\*Alternate No. 1 - provides for adding sound isolation in Studios 302A and 302B at the technology center.

Note: After value engineering, the best and final offer from J.C. Commercial, Inc. was \$7,199,777.00.

**OWNER**

**J.C. Commercial, Inc.**

Larry Wagnor, President

**MAP**

Attached