



Legislation Text

File #: 20-49, **Version:** 1

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: January 22, 2020
COUNCIL DISTRICT(S): 9
DEPARTMENT: Department of Public Works
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for the selected interior rehabilitation and site improvements at the Bath House Cultural Center located at 521 East Lawther Drive - Nedderman & Associates, Inc., best value proposer of two - Not to exceed \$1,194,400.00 - Financing: Cultural Arts (F) Fund (2017 General Obligation Bond Fund)

BACKGROUND

This action will authorize a construction contract with Nedderman & Associates, Inc. for the Bath House Cultural Center, a project approved by the citizens of Dallas in the 2017 Bond Program. The scope of work includes upgrades to public restrooms on the first floor in compliance with the Americans with Disabilities Act (ADA), improvements to the kitchen, lobby areas, construction of ADA-site parking spaces, and an accessible route to the Cultural Center.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	February 2020
Complete Construction	June 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 27, 2019, City Council authorized a professional services contract with ArchiTexas - Architecture, Planning and Historic Preservation, Inc. for architectural and engineering design and construction administration services for the Bath House Cultural Center located at 521 East Lawther Drive by Resolution No. 19-0408.

FISCAL INFORMATION

Fund	FY 2020	FY 2021	Future Years
Cultural Arts (F) Fund (2017 General Obligation Bond Fund)	\$1,194,400.00	\$0.00	\$0.00
Total	\$1,194,400.00	\$0.00	\$0.00

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 \$
\$1,194,400.00	Construction	25.00%	30.94%	\$369,531.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

A Request for Competitive Sealed Proposal was issued on October 9, 2019 for proposal submittals from qualified contractors for evaluation by a Selection Committee comprised of City staff familiar with design and construction of City facilities. Two competitive sealed proposals were received on November 8, 2019. Following an independent review of each submitted proposal, members of the Selection Committee met to determine a cumulative final ranking order of all proposals submitted. The Committee's recommendation of the Best Value Proposal for this construction contract was submitted by Nedderman & Associates, Inc.

*Denotes successful proposer

<u>Proposers</u>	<u>Base Bid</u>	<u>**Alter. Nos. 1, 2, 4, 5, 6, 7 and 8</u>	<u>Total Bid</u>	<u>Ranking</u>
*Nedderman & Associates, Inc. 8610 King George Drive Dallas, Texas 75235	\$998,600.00	\$197,825.00	\$1,196,425.00	1
Phoenix I Restoration and Construction, Ltd.	\$998,600.00	\$321,800.00	\$1,320,400.00	2

Note: After negotiations with Nedderman & Associates, Inc. and the addition of Alternate Nos. 1, 2, 4, 5, 6, 7 and 8, the Best and Final Offer was \$1,194,400.00.

**Alternate No. 1 - provides for new light fixtures in the entrance lobby.

**Alternate No. 2 - provides for two new toilets and sinks in the theater dressing rooms.

**Alternate No. 4 - provides for new lighting and controls in the basement performance area.

**Alternate No. 5 - provides for a new removable stage at the basement performance area.

**Alternate No. 6 - provides for the removal and replacement of the existing slab floor at the basement.

**Alternate No. 7 - provides for the removal of loose and flaking paint at basement ceiling and walls and repaint surfaces.

**Alternate No. 8 - provides for the removal of all exposed abandoned pipes, conduits and miscellaneous fixtures at the basement.

OWNER

Nedderman & Associates, Inc.

Billy Johnson, Vice President

MAP

Attached