



Legislation Text

File #: 20-428, **Version:** 1

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: March 25, 2020

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for the renovation of the decommissioned former Fire Station No. 37 as the new Vickery Meadow Community Court located at 6742 Greenville Avenue - J.C. Commercial, Inc., second best value proposer - Not to exceed \$1,362,777.00 - Financing: Community Development Block Grant Funds

BACKGROUND

This action will authorize a construction contract with J.C. Commercial, Inc. for the renovation of the decommissioned former Fire Station No. 37 as the new Vickery Meadow Community Court facility for operation by the City Attorney's office. Funding for construction to re-purpose this facility is provided through a Community Development Block Grant. The completed facility will house offices and supporting functions for Code Compliance, Community Prosecution and the Northeast Community Court.

J.C. Commercial, Inc. was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	April 2020
Complete Construction	January 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 8, 2017, City Council authorized an ordinance granting Planned Development District No. 984 for city-owned property located at 6742 Greenville Avenue, for courthouse and office use by Resolution No. 17-0283.

On November 28, 2018, City Council authorized a professional services contract with DSGN Associates, Inc., for architectural, engineering design, and construction administration services for the Vickery Meadow Community Court to be located at 6742 Greenville Avenue by Resolution No. 18-1659.

FISCAL INFORMATION

Fund	FY 2020	FY 2021	Future Years
Community Development Block Grant Funds	\$1,362,777.00	\$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 \$
\$1,362,777.00	Construction	25.00%	37.57%	\$512,000.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following five proposals were received and opened on July 26, 2019:

*Denotes second successful proposer

<u>Proposers</u>	<u>Base Proposal</u>	<u>Ranking</u>
**Turner Construction Company	\$2,127,201.00	1
*J.C. Commercial, Inc. 1801 Lakepointe Drive, Suite 129 Lewisville, Texas 75057	\$1,967,777.00	2
Tri-Arc Construction	\$2,001,577.00	3
DENCO CS, Inc.	\$1,871,267.00	4
Big Sky Construction	\$2,677,000.00	5

**Turner Construction Company was the highest ranked proposer; contract negotiations was terminated on September 19, 2019, after Turner submitted their Best and Final Offer of \$1,799,101.00. It was agreed that no additional cost reduction measures could be reached. Negotiations then began with the second highest ranked proposer, J.C. Commercial, Inc., to reduce their submitted cost for the Base Scope of Work. On October 31, 2019, J.C. Commercial, Inc. submitted their Best and Final Offer of \$1,362,777.00.

OWNER

J.C. Commercial, Inc.

Larry Wagnor, President

MAP

Attached