



## Legislation Text

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**File #:** 20-794, **Version:** 1

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**STRATEGIC PRIORITY:** Mobility Solutions, Infrastructure, and Sustainability  
**AGENDA DATE:** May 13, 2020  
**COUNCIL DISTRICT(S):** 6  
**DEPARTMENT:** Department of Public Works  
**EXECUTIVE:** Majed Al-Ghafry

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### **SUBJECT**

Authorize a construction contract for renovation of the West Dallas Multi-Purpose Center, located at 2828 Fish Trap Road - Turner Construction Company, the best value proposer of seven proposals - Not to exceed \$1,482,175.00 - Financing: City Facilities (H) Fund (2017 General Obligation Bond Fund)

### **BACKGROUND**

On February 21, 2020, seven proposals were received for the West Dallas Multi-Purpose Center renovation. Following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines, Turner Construction Company was determined to have submitted the Best Value Proposal.

This action will authorize a construction contract with Turner Construction Company for renovation of the West Dallas Multi-Purpose Center. The scope of work includes an approximate 12,000 square foot interior renovation along with limited exterior improvements necessary for the Americans with Disabilities Act compliance.

Deferral of this item would delay the project's start and completion dates for this renovation project. This facility has various water infiltration areas where water continues to filter through the roof access doors resulting in water damage. This construction work identified will mitigate the water infiltration for this facility to be functional for future events. The postponement of awarding this construction contract will increase project costs due to either inflationary factor or contractors requiring additional compensation for delayed implementation. As a result, the project will require re-scoping and/or additional value engineering to award within budget.

### **ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	June	2020
Complete Construction	January	2021

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

On June 26, 2019, City Council authorized a professional services contract with M. Arthur Gensler, Jr. & Associates, Inc., dba Gensler for architectural and engineering design and construction administration services for the West Dallas Multi-Purpose Center facility located at 2828 Fish Trap Road, in an amount not to exceed \$244,132.00 by Resolution No. 19-0985.

**FISCAL INFORMATION**

Fund	FY 2020	FY 2021	Future Years
Facilities (H) Fund (2017 General Obligation Bond Fund)	\$1,482,175.00	\$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 \$
\$1,482,175.00	Construction	25.00%	31.33%	\$464,417.00
• This contract exceeds the M/WBE goal.				

**PROCUREMENT INFORMATION**

The following seven proposals were received and opened on February 21, 2020.

\*Denotes successful proposer

<b><u>Proposer</u></b>	<b><u>Base Bid</u></b>	<b><u>**Alternates</u></b>	<b><u>Total</u></b>	<b><u>Ranking</u></b>
		<b><u>1,2,3,4,5,6,7</u></b>	<b><u>Bid</u></b>	
*Turner Construction Company 10100 North Central Expressway, Suite 600 Dallas, Texas 75231	\$1,328,975.00	\$153,200.00	\$1,482,175.00	1
The Crowther Group	\$1,594,729.00	\$229,700.00	\$1,824,429.00	2
JC Commercial, Inc.	\$1,368,777.00	\$124,074.00	\$1,492,851.00	3
Northridge Construction Group, LLC	\$1,460,000.00	\$118,700.00	\$1,578,700.00	4
Tri-Arc Construction, LLC	\$1,499,580.00	\$212,727.00	\$1,712,307.00	5
AUI Partners, LLC	\$1,691,479.00	\$156,184.00	\$1,847,663.00	6
UST General Contracting, LLC	\$1,702,353.00	\$97,686.00	\$1,800,039.00	7

After negotiations with Turner Construction Company and the addition of seven alternates (\$153,200.00), the Best and Final Offer submitted by Turner Construction Company was

\$1,482,175.00.

- \*\*Alternate No. 1 - provide audio/visual equipment
- \*\*Alternate No. 2 - provides for upgrades to existing restrooms
- \*\*Alternate No. 3 - provide coffee counter and millwork at activities room
- \*\*Alternate No. 4 - provide manual transfer switch, to accommodate truck-mounted emergency back-up generator
- \*\*Alternate No. 5 - remove specific existing light fixtures & patch and repair ceilings at corridors.
- \*\*Alternate No. 6 - install 2x2 ACT grid in common area.
- \*\*Alternate No. 7- salvage demountable panels for storage and future reuse

## **OWNER**

### **Turner Construction Company**

Jerry Crawford, Vice-President & General Manager

## **MAP**

Attached