



Legislation Text

File #: 20-882, **Version:** 1

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: May 27, 2020
COUNCIL DISTRICT(S): 14
DEPARTMENT: Office of the Bond Program
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for renovations of the Dallas Black Dance Theatre located at 2700 Ann Williams Way - Phoenix I Restoration & Construction, Ltd., best value proposer of three - Not to exceed \$738,000.00 - Financing: Cultural Arts (F) Fund (2017 General Obligation Bond Fund)

BACKGROUND

On January 31, 2020, three proposals were received for renovations at the Dallas Black Dance Theatre. Following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines, Phoenix I Restoration & Construction, Ltd. was determined to have submitted the Best Value Proposal.

This action will authorize a construction contract with Phoenix I Restoration & Construction, Ltd. for renovations at the Dallas Black Dance Theatre, a project approved by the citizens of Dallas in the 2017 Bond Program. The scope of work includes selected roof repair and the replacement of all exterior wood windows to the Dallas Black Dance Theater.

Deferral of this item would delay this project's start and completion dates. This facility has various water infiltration areas where water continues to filter through the roof and windows resulting in water damage. This construction work will mitigate the water infiltration, making this facility functional for future events. The postponement of awarding this construction contract may increase project cost due to either inflationary factors 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 March 27, 2019, City Council authorized a professional service contract with ArchiTexas - Architecture, Planning and Historic Preservation, Inc. for architectural and engineering design and construction administration services for the Dallas Black Dance Theatre at 2700 Ann Williams Way by Resolution No. 19-0409.

FISCAL INFORMATION

Fund	FY 2020	FY 2021	Future Years
Cultural Affairs (F) Fund (2017 General Obligation Bond Fund)	\$738,000.00	\$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 \$
\$738,000.00	Construction	25.00%	33.22%	\$245,137.00
• This contract exceeds the M/WBE goal.				
• Phoenix I Restoration & Construction, Ltd. - Dallas County				

PROCUREMENT INFORMATION

The following three proposals were received and opened on January 31, 2020:

*Denotes successful proposer

<u>Proposers</u>	<u>Base Bid</u>	<u>Ranking</u>
* Phoenix I Restoration & Construction, Ltd. 14032 Distribution Way Farmers Branch, Texas 75234	\$1,150,000.00	1
JC Commercial, Inc.	\$ 947,777.00	2
Copper General Contractor	\$ 925,904.00	3

Note: After negotiations with Phoenix I Restoration and Construction, Ltd., the Best and Final Offer was \$738,000.00.

OWNER

Phoenix 1 Restoration and Construction, Ltd.

Dale Sellers, President

MAP

Attached