



## Legislation Text

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**File #:** 21-2077, **Version:** 1

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**STRATEGIC PRIORITY:** Mobility Solutions, Infrastructure, and Sustainability  
**AGENDA DATE:** November 10, 2021  
**COUNCIL DISTRICT(S):** 13  
**DEPARTMENT:** Office of Bond and Construction Management  
**EXECUTIVE:** Majed Al-Ghafry

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### **SUBJECT**

Authorize a construction services contract for the construction of Fire Station No. 41 replacement facility located at 5920 Royal Lane - Post L Group, LLC, best value proposer of eight - Not to exceed \$4,458,098.00 - Financing: 2020 Certificates of Obligation Fund

### **BACKGROUND**

This action will authorize a construction contract with Post L. Group, Inc. for the construction of Fire Station No. 41 replacement facility. The facility was severely damaged in October 2019, due to a tornado that took the station out of service. The scope of work includes replacement of the entire facility with code-mandated upgrades and compliance with Americans with Disabilities Act.

Deferral of this item would delay the project's start and completion dates for this project which could negatively impact response times for the Fire Station No. 41 service area. Fire Station No. 41 provides crucial fire and rescue services to the citizens of Dallas.

A Request for Competitive Sealed Proposal was issued on July 7, 2021, for submittals from qualified contractors for evaluation by a Selection Committee comprised of City staff familiar with design and construction of City facilities. eight competitive sealed proposals were received on July 30, 2021. 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 Post L Group, LLC.

### **ESTIMATED SCHEDULE OF PROJECT**

|                       |              |
|-----------------------|--------------|
| Begin Construction    | January 2022 |
| Complete Construction | January 2023 |

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

On August 26, 2020, City Council authorized a professional services contract with PGAL Architects, Inc., to provide design and construction administration services for replacement of the Fire Station No. 41 facility by Resolution 20-1260.

**FISCAL INFORMATION**

| Fund                                 | FY 2022        | FY 2023 | Future Years |
|--------------------------------------|----------------|---------|--------------|
| 2020 Certificates of Obligation Fund | \$4,458,098.00 | \$0.00  | \$0.00       |

**M/WBE INFORMATION**

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

| Contract Amount   | Procurement Category | M/WBE Goal | M/WBE % | M/WBE \$       |
|---|----------------------|------------|---------|----------------|
| \$4,458,098.00  | Construction         | 32.00%     | 50.02%  | \$2,229,907.00 |
| • This contract exceeds the M/WBE goal.                     |                      |            |         |                |
| • Post L. Group, LLC. - Non-local; Workforce - 24.61% Local |                      |            |         |                |

**PROCUREMENT INFORMATION**

The following eight proposals were received and opened on July 30, 2021:

\*Denotes successful proposer

| <b><u>Proposers</u></b>   | <b><u>Base Cost</u></b> | <b><u>Alter. Nos.<br/>9 &amp; 10**</u></b> | <b><u>Total Cost</u></b> | <b><u>Ranking</u></b> |
|---|-------------------------|--|--------------------------|-----------------------|
| *Post L. Group, LLC.<br>1125 East Berry St.<br>Fort Worth, TX 76110 | \$4,499,672.00          | \$41,574.00                                | \$4,458,098.00           | 1                     |
| Lee Lewis Construction  | \$4,989,000.00          | n/a  | \$4,850,000.00           | 2                     |
| Cooper Industries   | \$4,799,419.00          | n/a  | \$4,799,419.00           | 3                     |
| MSB Construction  | \$4,722,455.00          | n/a  | \$4,722,455.00           | 4                     |
| JC Construction   | \$4,325,777.00          | n/a  | \$4,325,777.00           | 5                     |
| GMA Construction  | \$5,307,589.00          | n/a  | \$5,307,589.00           | 6                     |
| Big Sky Construction Co.  | \$4,949,000.00          | n/a  | \$4,396,000.00           | 7                     |
| Joe Funk Construction   | \$5,182,841.00          | n/a  | \$4,329,229.00           | 8                     |

\*\*Alternate No. 9 - provides for switch to a 24x48 tile in lieu of large sheet tile on all restroom walls.

\*\*Alternate No. 10 - provides for an alternate lighting package.

**OWNER**

**Post L Group, LLC**

Jeff Postell, President

**MAP**

Attached