



Legislation Text

File #: 22-1172, **Version:** 1

STRATEGIC PRIORITY: Quality of Life, Arts & Culture
AGENDA DATE: June 8, 2022
COUNCIL DISTRICT(S): 10
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

Authorize a Design-Build services contract to provide pre-design and pre-construction services, an early construction package, and architectural and engineering services for the design and construction completion of the partially completed Paul Dyer Administration Building located at 10031 East Northwest Highway to Phoenix 1 Restoration and Construction Ltd. - Not to exceed \$975,809.00 - Financing: City Hall, City Service and Maintenance Facilities Fund (2006 General Obligation Bond Fund)

BACKGROUND

This action will authorize a Design-Build services contract to provide architectural and engineering services for the design and construction completion of the partially completed Paul Dyer Administration Building located at 10031 East Northwest Highway.

This Design-Build services contract for the Paul Dyer Administration Building Construction Completion will assess the condition of the existing facilities as well as prioritize and provide design solutions and construction for the scope below:

Phase 1: Complete construction on the exterior envelope of the building; install exterior glass storefronts and curtain wall, exterior doors and hardware to complete the building envelope; and Alternate #1a - Phase 1 electrical scope to include installation of power service to the main building, install and energize all electrical panels, and furnish and install wire to connect all panels to main distribution panel.

ESTIMATED SCHEDULE OF PROJECT

Begin Design- Build	June 2022
Begin Construction	July 2022
Complete Construction	January 2023

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2022	FY 2023	Future Years
City Hall, City Service and Maintenance Facilities Fund (2006 General Obligation Bond Fund	\$975,809.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on September 30, 2020, by Resolution No. 20-1430 as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE \$
\$975,809.00	Construction	32.00%	33.96%	\$331,421.00
• This contract exceeds the M/WBE goal.				
• Phoenix I Restoration and Construction, Ltd. - Local; Workforce - 33.04% Local				

PROCUREMENT INFORMATION

On September 15, 2021, the City of Dallas advertised a solicitation for Design-Build Services for the Paul Dyer Administration Building Construction Completion located at 10031 East Northwest Highway. In response to the advertisement, the Office of Procurement Services received qualifications from two (2) firms on October 8, 2021, as follows:

- 3i Contracting LLC
- Phoenix I Restoration and Construction, Ltd.

A Request for Proposals (RFP) was issued to both firms and on November 30, 2021, two (2) proposals were received. On December 3, 2021, Phoenix I Restoration and Construction, Ltd. received the highest ranking, making them the most qualified proposer as the result of a qualifications-based selection process in accordance with City of Dallas Administrative Directive 4-05 for the Base Bid and Alternate No. 1a, in an amount not to exceed \$975,809.00.

Preconstruction Services	\$102,610.00
Phase 1 price	\$657,590.00
Alternate 1a price	\$215,690.00
Total Phase 1 Design Build Price	\$975,809.00

OWNER

Phoenix I Restoration and Construction, Ltd.

Dale Sellers, President and CEO

MAP

Attached