



Legislation Text

File #: 23-304, Version: 1

**STRATEGIC PRIORITY:** Quality of Life, Arts & Culture

**AGENDA DATE:** February 8, 2023

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Park & Recreation Department

**EXECUTIVE:** John D. Jenkins

**SUBJECT**

Authorize a design-build services contract with Azteca Enterprises, ~~Inc.~~ [LLC](#) to provide ~~pre-design,~~ pre-construction [services](#), architectural, ~~and~~ engineering [design](#), and construction services for the Reverchon Ballpark Restoration and Improvements Project located at 3505 Maple Avenue - Not to exceed \$4,964,832.00 - Financing: Capital Gifts, Donation, and Development Fund

**BACKGROUND**

This action will authorize a design-build services contract with Azteca Enterprises, ~~Inc.~~ [LLC](#) to provide ~~pre-design,~~ pre-construction [services](#), architectural, ~~and~~ engineering [design](#), and construction services for the Reverchon Ballpark Restoration and Improvements project, located at 3505 Maple Avenue.

This design-build services contract will finish documenting a design that was started by another architect, DSGN Associates, that was a result of a collaboration between the architect’s design team, Park & Recreation Department staff, the Park and Recreation Board, a community task force committee, Dallas Independent School District, a neighborhood committee, and the general community. The design includes a restored grandstand, a new playing surface as well as new bullpens, batting cages and dugouts.

In accordance with the City of Dallas Administrative Directive 4-05 procurement guidelines, Azteca Enterprises, ~~Inc.~~ [LLC](#) was selected as the most qualified design-build firm for this project.

[The proposals were evaluated according to the criteria published in the Request for Qualifications and Request for Proposals. These criteria with respective weights were as follows:](#)

- |                                                                       |                           |
|-----------------------------------------------------------------------|---------------------------|
| 1. <a href="#">Qualifications, expertise to undertake the project</a> | <a href="#">25 points</a> |
| 2. <a href="#">Approach to the Project</a>                            | <a href="#">25 points</a> |
| 3. <a href="#">Ability to achieve sustainable development goals</a>   | <a href="#">5 points</a>  |
| 4. <a href="#">Current Contracts</a>                                  | <a href="#">3 points</a>  |

- 5. [Consultant’s proposed work plan, special concerns or techniques needed](#) [25 points](#)
- 6. [Prior and current litigation and claim history with City or others](#) [2 points](#)
- 7. [Submitter’s compliance with M/WBE goals](#) [15 points](#)

[Total Points](#) [100 points](#)

**ESTIMATED SCHEDULE OF PROJECT**

**Phase I: Playing Field**

Begin Design February 2023  
 Complete Design May 2023  
 Begin Construction May 2023  
 Complete Construction October 2023

**Phase II: Grandstand**

Begin Design May 2023  
 Complete Design August 2023  
 Begin Construction October 2023  
 Complete Construction March 2024

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

On January 26, 2023, the Park and Recreation Board will consider the design-build contract with Azteca Enterprises, ~~Inc.~~ [LLC](#) to provide pre-design, pre-construction, architectural, engineering, and construction services for the Reverchon Ballpark Restoration and Improvements Project.

**FISCAL INFORMATION**

Fund	FY 2023	FY 2024	Future Years
Capital Gifts, Donation, and Development Fund	\$4,964,832.00	\$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
\$4,964,832.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
16.68%	45.08%	\$2,046,656.00
<ul style="list-style-type: none"> <li>• This contract does not meet the M/WBE goal, but complies with good faith efforts.</li> <li>• Azteca Enterprises, <del>Inc.</del> <a href="#">LLC</a> - Local; Workforce - 46.34% Local</li> </ul>		

**PROCUREMENT INFORMATION**

Three proposals were received from solicitation number CIZ22-PKR-2035 and opened on June 20, 2022. This design-build contract is being awarded in its entirety to the most advantageous proposer.

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>
*Azteca Enterprises, <del>Inc.</del> <a href="#">LLC</a>	2518 Chalk Hill Road Dallas, Texas 75212	<del>93.5</del> <a href="#">83.50</a>
Phoenix I Restoration and Construction, LLC	14032 Distribution Way Farmers Branch, Texas 75234	83.25
Paragon Sports Constructors, LLC	5001 Saunders Rd Fort Worth, Texas 76119	78.75

**OWNER**

**Azteca Enterprises, ~~Inc.~~ [LLC](#)**

Luis Spinola, Owner

**MAP**

Attached