



## 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. <a href="#">Consultant's proposed work plan, special concerns or techniques needed</a> | <a href="#">25 points</a> |
| 6. <a href="#">Prior and current litigation and claim history with City or others</a>     | <a href="#">2 points</a>  |
| 7. <a href="#">Submitter's compliance with M/WBE goals</a>                                | <a href="#">15 points</a> |

[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
• This contract does not meet the M/WBE goal, but complies with good faith efforts.		
• Azteca Enterprises, <del>Inc.</del> <a href="#">LLC</a> - Local; Workforce - 46.34% Local		

## **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