



## Legislation Text

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**File #:** 23-380, **Version:** 1

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**STRATEGIC PRIORITY:** Transportation & Infrastructure

**AGENDA DATE:** March 8, 2023

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Building Services Department

**EXECUTIVE:** Dr. Robert Perez

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### **SUBJECT**

Authorize a two-year construction services contract with three one-year renewal options to perform job order contracting services at City of Dallas facilities with METCO Engineering dba METCO, Brown & Root Industrial Services LLC, RS Commercial Construction, LLC, 3i Contracting LLC, Phoenix I Restoration and Construction, Ltd., and Big Sky Construction Co. Inc., the most advantageous proposers of twenty seven - Not to exceed \$25,000,000.00 - Financing: Capital Construction Fund (subject to annual appropriations) (see Fiscal Information)

### **BACKGROUND**

This action will authorize the construction services contracts with six firms to provide job order contracting (JOC) services for repairs, alterations, renovations, remediation, and construction at City of Dallas facilities. These services will be provided at the following city facilities: community centers, cultural facilities, fire stations, libraries, police stations, service centers, historical facilities, and City Hall. Services will be performed on one or more of the following building systems: accessibility components, building envelopes, heating, ventilation, and air-conditioning systems, electrical systems, plumbing systems, interior finishes, exterior finishes, and roofing systems.

JOC is an alternative contracting method that provides an option to address construction, repair, rehabilitation, and alterations at City-owned buildings, as provided for by Texas Government Code Chapter 2269. This action does not encumber funds. The purpose of a JOC is to establish firm pricing for the above-mentioned services, for a specified term, which are ordered on an as needed basis.

On November 2 and 9, 2022 the request for competitive sealed proposals for JOC services was advertised in accordance with City of Dallas purchasing guidelines. METCO Engineering dba METCO (METCO), Brown & Root Industrial Services, LLC (Brown & Root), RS Commercial Construction, LLC (RS), 3i Contracting LLC (3i), Phoenix I Restoration and Construction, Ltd. (Phoenix I), and Big Sky Construction Co., Inc. (Big Sky Construction), were selected by an evaluation committee as the most advantageous proposers to the City.

The following chart illustrates METCO's contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	9	0	28	0
Change Orders	5	0	10	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates Brown & Root's contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	3	0	6	0
Change Orders	4	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates RS's contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	10	0	0	0
Change Orders	9	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates 3i's contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	0	0	1	0
Change Orders	0	0	11	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates Phoenix I's contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	5	0	6	0
Change Orders	1	0	13	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

Big Sky Construction has had no contractual activities with the City of Dallas for the past three years.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Construction            March 2023  
Complete Construction        March 2025

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

[The City Council was briefed by memorandum regarding this matter on March 3, 2023. <https://dallascityhall.com/government/citymanager/Documents/FY%2022-23%20Memos/BSD%20Upcoming%20Agenda%20Item%203.8.2023%20Agenda%20\(JOC\).pdf>](https://dallascityhall.com/government/citymanager/Documents/FY%2022-23%20Memos/BSD%20Upcoming%20Agenda%20Item%203.8.2023%20Agenda%20(JOC).pdf)

**FISCAL INFORMATION**

Fund	FY 2023	FY 2024	Future Years
Capital Construction Fund	\$4,000,000.00	\$6,000,000.00	\$15,000,000.00

Funding will be spread over five years: FY2023 \$4,000,000; FY2024 \$6,000,000; FY2025 \$6,000,000; FY2026 \$6,000,000; FY2027 \$3,000,000.

**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
\$25,000,000.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
• Job Order Contracting Services at City Facilities have a 32.00% M/WBE goal.		
METCO Engineering, Inc - Local; Workforce - 85.00% Local Big Sky Construction - Local; Workforce - 21.00% Local Brown and Root Industrial Services, LLC - Local; Workforce - 33.00% Local RS Commercial Construction, LLC - Local; Workforce - 14.00% Local Phoenix I Restoration and Construction Ltd.- Local; Workforce - 53.00% Local 3i Contracting, LLC - Local; Workforce - 23.81% Local •		

**PROCUREMENT INFORMATION**

On November 2 and 9, 2022 the request for competitive sealed proposals for job order contracting services was advertised in accordance with City of Dallas purchasing guidelines. The following 27 proposals were received and opened on December 9, 2022. The proposers were ranked as follows:

\*Denotes successful proposers

<u>Proposers</u>	<u>Address</u>	<u>Rank</u>
*METCO	3333 Lee Parkway, Suite 600 Dallas, Texas 75219	1
*Brown & Root	8121 Broadway Street, Suite 200 Houston, Texas 77061	2
*RS	17250 Dallas Parkway Dallas, Texas 75248	3
*3i Contracting, LLC	1111 Mockingbird Lane, Suite 1050 Dallas, Texas 75247	4
*Phoenix I	14032 Distribution Way Farmers Branch, Texas 75234	5
*Big Sky	507 Exposition Avenue Dallas, Texas 75226	6
Nouveau Technology Services, L.P.	2441 Lacy Lane Carrollton, Texas 75006	7
Gilbert May, Inc. dba Phillips/May Corporation	4861 Sharp Street Dallas, Texas 75248	8
F.H. Paschen	1909 Woodall Rodgers Freeway Suite 560, Dallas, Texas 75201	9
Azteca Enterprises, LLC	2518 Chalk Hill Road Dallas, Texas 75212	10
RNDI Companies, Inc.	51298 East Interstate 30 Rockwall, Texas 75087	11
Skye Building Services	1026 Magnolia Drive Carrollton, Texas 75007	12
TDIndustries	13850 Diplomat Drive Dallas, Texas 75234	13
Post L Group LLC	530 East Pleasant Run Road, Suite 10 Desoto, Texas 75115	14
Acumen Enterprises, Inc.	1504 Falcon Drive	15

	Desoto, Texas 75115	
SDB, Inc.	4951 Airport Parkway, Suite 800 Addison, Texas 75001	16
Nash Industries, Inc.	6610 Supply Row Houston, Texas 77011	17
Basic IDIQ, Inc.	10713 Rural Route 620 North, Suite 622 Austin, Texas 78726	18
LMC Corporation	1100 Dallas Drive, Suite 110 Denton, Texas 76205	19
Gomez Floor Covering, Inc. Dbas GFC Contracting	1130 Inwood Road Dallas, Texas 75247	20
RushCo Energy Specialists, Inc.	10765 Tube Drive Hurst, Texas 76053	21
Real Network Services, Inc.	5529 Redfield Street Dallas, Texas 75235	22
GMA Construction Group	13355 Noel Road, Suite 1134 Dallas, Texas 75240	23
JOESTA CONSTRUCTION, LLC	1901 North Highway 360, Suite 660 Grand Prairie, Texas 75050	24
Prestige Building Group, LLC	7171 North Highway 6 Houston, Texas 77095	25
Denali Construction Services, LP	1647 Wallace Drive, Suite 100 Carrollton, Texas 75006	26
Galaxy Building Services, Inc.	1331 US Highway 80 East, Suite 103 Mesquite, Texas 75150	27

## **OWNERS**

### **METCO Engineering dba METCO**

Barry Bagheri, President

### **Brown & Root Industrial Services, LLC**

Rick Farrag, Vice President

**RS Commercial Construction, LLC**

Mark DeMattia, President

**3i Contracting LLC**

Ron Hill, Vice President

**Phoenix I Restoration and Construction, Ltd.**

Dale Sellers, President

**Big Sky Construction Co., Inc.**

Bob Long, President