



## Legislation Text

---

**File #:** 23-1057, **Version:** 1

---

**STRATEGIC PRIORITY:** Quality of Life, Arts & Culture  
**AGENDA DATE:** May 10, 2023  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** John D. Jenkins

---

### **SUBJECT**

Authorize a construction services contract for the construction of the Fair Park Tower Building Rehabilitation located at 3809 Grand Avenue - Phoenix I Restoration and Construction, Ltd., best value proposer of one - Not to exceed \$4,208,000.00 - Financing: Fair Park Capital Reserve Fund (\$452,000.00), Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund) (\$2,975,722.23), and Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund) (\$780,277.77)

### **BACKGROUND**

On October 26, 2022, the City of Dallas advertised a request for competitive sealed proposals for the construction of the Fair Park Tower Building Rehabilitation. A pre-bid conference was held on November 4, 2022 with six potential proposers in attendance. The bid date was extended from November 18, 2022 to December 9, 2022 to provide additional time for bidding.

In response to the advertisement, the Office of Procurement Services received submittals from one firm on December 9, 2022. Since only one proposal was received, the Dallas Park & Recreation Department initiated an audit of the bid process to ensure that the procurement process complied with the City's Administrative Directive 4-05: Contracting Policy, Section 10 Procurement Processes.

This action will award a construction services contract for the Fair Park Tower Building Rehabilitation located at 3809 Grand Avenue to Phoenix I Restoration and Construction, Ltd. in an amount not to exceed \$4,208,000.00. The scope of work includes replacement of damaged stucco at entry soffits and fascia, replacement of delaminated plaster on exterior walls, structural repairs to the building foundation, exterior painting, demolition and replacement of a portion on the roof, plumbing repairs in the Exhibit Hall, electrical repairs and the Americans with Disabilities Act upgrades.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	September 2021
Design Completed	July 2022
Begin Construction	May 2023
Complete Construction	December 2023

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

On September 2, 2021, the Park and Recreation Board authorized a professional services contract with Good, Fulton & Farrell, Inc. D/B/A GFF, Inc. for architectural and engineering services.

On September 21, 2021, the City Council authorized a professional services contract with Good, Fulton & Farrell, Inc. D/B/A GFF, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Tower Building Facilities Improvements Resolution No. 21-1575.

On April 20, 2023, the Park and Recreation Board will consider approving a construction services contract for the construction of the Fair Park Tower Building Rehabilitation.

**FISCAL INFORMATION**

Fund	FY 2023	FY 2024	Future Years
Fair Park Capital Reserve Fund	\$ 452,000.00	\$0.00	\$0.00
Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)	\$2,975,722.23	\$0.00	\$0.00
Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)	\$ 780,277.77	\$0.00	\$0.00
Total	\$4,208,000.00	\$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
\$4,208,000.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
32.14%	32.14%	\$1,352,510.00
• This contract exceeds the M/WBE goal.		
• Phoenix I Restoration and Construction, Ltd. - Local; Workforce - 60.87% Local		

## **PROCUREMENT INFORMATION**

The following proposal was received from solicitation number CIZ22-PKR-2081 and was opened on December 9, 2022:

\*Denotes successful proposer

### **Proposer**

### **Base Bid**

Phoenix I Restoration and Construction, Ltd.	\$ 4,208,000.00
14032 Distribution Way	
Farmers Branch, TX 75234	

Note: Best and final offer amount represents Base Bid only.

### **OWNER**

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

Dale C. Sellers, President/Chief Executive Officer

### **MAP**

Attached