

REVISED AGENDA ITEM # 22

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: March 22, 2017

COUNCIL DISTRICT(S): 14

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 45-L

SUBJECT

Authorize **(1)** approval of the terms for the Development Agreement between the Pacific Plaza LLC and Parks for Downtown Dallas collectively the “Developer” and the City for the design and construction of a public park currently named Pacific Plaza; **(2)** approval of an Operating Endowment Agreement between the City and Developer; and **(3)** recommendation to City Council for approval of both the Development and Operating Endowment Agreements, as approved as to form by the City Attorney’s Office - Financing: No cost consideration to the City

BACKGROUND

Pacific Plaza was identified as one of three proposed core park sites in the 2004 Downtown Parks Master Plan, which was adopted by the Park and Recreation Board and City Council in 2004. Five tracts of land, totaling 3.2 acres, were purchased in partnership with the Trust for Public Land (“TPL”) between 2005 and 2008 for \$9.1M. The land is currently used as a surface parking lot with approximately 300 spaces leased to the Parking Company of America. This lease can be terminated without cause prior to the commencement of construction.

In 2013, the Park and Recreation Department updated the 2004 Downtown Parks Master Plan (with funding provided by The Belo Foundation and Maureen H. and Robert W. Decherd) and again identified Pacific Plaza as one of four priority parks to be developed for the citizens of Dallas. The Belo Foundation, which funded the development of Belo Garden in 2012, and the schematic and design development plan for Carpenter Plaza in 2015, was renamed Parks for Downtown Dallas (PfDD) in October 2015. Parks for Downtown Dallas has also funded the conceptual plan for the proposed Harwood Park in 2016.

BACKGROUND (Continued)

For Pacific Plaza, the Developer funded a schematic design and the Live Oak Street closure traffic study at a cost of \$476,000. Schematic design was undertaken by SWA, landscape architects, between March and October 2016, incorporating input from three public input meetings, two held on March 29, and one on September 22. The Park and Recreation Board approved the schematic design agreement with Developer on June 2, 2016, and a final schematic plan was provided to the Park and Recreation Department in October 2016.

On December 7, 2016, the Developer offered to fund the construction of Pacific Plaza without any financial contribution from the City of Dallas, from a future bond program. On December 15, 2016 Park and Recreation Board unanimously authorized staff to enter into final negotiations with the Developer for a development agreement and an endowment agreement to provide supplemental funding for the annual operation and maintenance of Pacific Plaza.

This agenda item action will authorize a Development Agreement with the Developer for the design and development of the proposed Pacific Plaza and an ~~Operation~~ Operating Endowment Agreement. This 3.2 acre park will enhance the quality of life for those who live, work, and visit downtown Dallas. The establishment of this park, in association with other downtown parks, will help stimulate economic development in the downtown area.

The Development Agreement will be subject to the following terms:

1. Developer will fund improvements up to \$15 million.
2. Developer will manage the design and construction of improvements at Pacific Plaza and will be subject to the City Representative's (Park and Recreation Department Director) review and approval.
3. Development agreement commences on execution and terminates one year after completion of construction and issuance of final acceptance letter from the City.
4. Required environmental clean-up of site, if needed, shall be the responsibility of the City, with an amount not to exceed \$2M.
5. Any contracts entered into by the Developer under agreements for design or construction of the park shall (1) contain insurance provisions with limits acceptable to the City; (2) release, indemnify and hold the City harmless; (3) obligate the contractor or firm to comply with all applicable state, federal, and local laws; and (4) comply with the City's Business Inclusion and Development Plan (BID Plan) to facilitate M/WBE participation.
6. City representative will review and approve design development and construction documents, and the City representative has right to inspect construction.
7. After completion of construction and acceptance by the City representative, Pacific Plaza will be turned over to the City for maintenance and operation.

BACKGROUND (Continued)

The Development Agreement will be subject to the following terms: (continued)

8. There is no connection to, or contingency based upon future bond program match funding.
9. There is a proposed separate Operating Endowment Agreement that addresses the establishment by the Developer of a \$1M permanent endowment fund for Pacific Plaza.
10. Naming Rights (these are also included in the separate Operating Endowment Agreement):
11. Developer reserves the right to name the Park if name is other than Pacific Plaza, subject to the approval of the Park and Recreation Board.
12. Developer is authorized to solicit contributions from donors for naming rights.
13. If another donor provides a minimum of \$10M, unless a different amount is agreed between the parties, to name the Park-, then the Park name will be subject to Developer and Park and Recreation Board approvals.
14. Components of the Park can be named subject to Developer and Park and Recreation Board approvals.
15. Naming rights proceeds, if raised, will be used only for Downtown Parks – first for construction of the four new priority parks (Pacific Plaza, Carpenter Plaza, Harwood Park and West End Plaza) and then for permanent endowments benefiting new or existing Downtown parks.

The Operating Agreement will be subject to the following terms:

1. Developer will deposit \$1M in a separate account upon execution of the Agreement.
2. Funds will be maintained by the Developer.
3. On an annual basis, 4.5% of the fund as of December 31 will be disbursed to the City on October 1 of the following year once Park has been declared complete by Developer and the City.
4. The 4.5% distribution may be used to offset expenses related to the day-to-day operations and maintenance of Pacific Plaza.
5. The duration of the Operating Endowment Agreement commences on execution and will terminate when all funds in the operating endowment account are expended.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board was briefed on the development status of Pacific Plaza on December 5, 2013, May 22, 2014, and August 7, 2014.

The Park and Recreation Board was briefed on February 18 and October 20, 2016 on Downtown Parks, including Pacific Plaza.

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

The Park and Recreation Board approved the schematic design agreement on June 2, 2016.

On December 15, 2016, Park and Recreation Board unanimously authorized staff to enter into final negotiations with Developer for (1) a Development Agreement and (2) an Operating Endowment Agreement to offset funding for the annual operation and maintenance of Pacific Plaza.

The Park and Recreation Board was briefed on February 16, 2017 on the proposed deal points for the Development Agreement and Operating Endowment Agreement.

On February 23, 2017, the Park and Recreation Board authorized the terms of the Development Agreement and Operating Endowment Agreement.

Information about this item will be provided to the Arts, Culture & Libraries Committee on March 20, 2017.

FISCAL INFORMATION

This action has no cost consideration to the City. Pacific Plaza LLC ("Pacific LLC") will provide 100% funding to develop Pacific Plaza.

MAP

Attached

March 22, 2017

WHEREAS, the City Charter provides for the Park and Recreation Board to grant contracts and agreements within park facilities with such terms and conditions as it shall deem proper; and

WHEREAS, the City of Dallas Park and Recreation Department (City) and Pacific Plaza, LLC (Pacific LLC) and Parks for Downtown Dallas (PfDD Foundation), collectively the "Developer", desires to enter into a (1) Development Agreement and (2) ~~Operation~~ Operating Endowment Agreement for fundraising, designing, constructing, and providing an operating endowment for Pacific Plaza; and

WHEREAS, the City desires to have Developer design and construct park improvements and manage an operating endowment to offset operating and maintenance expenses at Pacific Plaza during the Term of the Agreements for use and enjoyment of all city of Dallas citizens.

WHEREAS, upon final acceptance of the completed park by the City, the park and its use shall be deemed to be a dedicated park under applicable law.

Now, Therefore,

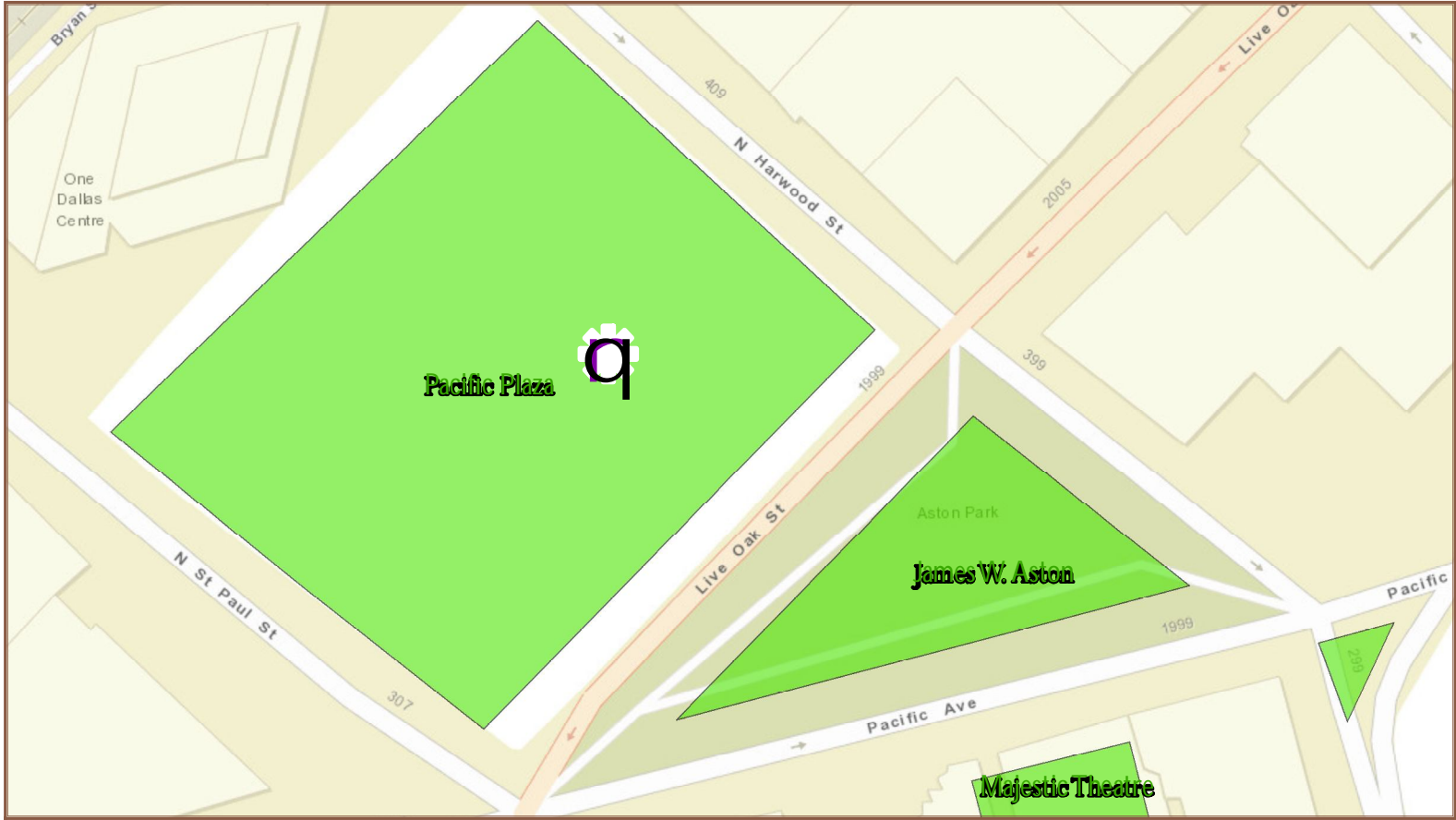
BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute (1) a Development Agreement and (2) an Operating Endowment Agreement with the Developer for the development and operating endowment for Pacific Plaza.

Section 2. That the duration of the Development Agreement will commence on execution and terminate one year after completion of construction and issuance of final acceptance letter from the City.

Section 3. That the duration of the Operating Endowment Agreement will commence on execution and terminate when all funds in the Operating Endowment Account are expended.

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



0 25 50 100 150 Feet

February 23, 2017



Pacific Plaza
(401 North Harwood Street)

Mapsco
45 L

District
14

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: March 22, 2017

COUNCIL DISTRICT(S): 8

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 69A M

SUBJECT

Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of three, for structural and miscellaneous repairs to the Kleberg/Rylie Recreation Center located at 1515 Edd Road - Not to exceed \$157,951 - Financing: Park and Recreation Program Funds

BACKGROUND

On November 18, 2016, three proposals were received for structural and miscellaneous repairs to the Kleberg/Rylie Recreation Center. DENCO CS Construction dba DENCO Construction Specialists was selected as the best value proposer for the Base Price and Alternate Nos. 1 and 2, in the amount of \$157,951.

Proposals based on Request for Competitive Sealed Proposals (RFCSP) are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criterion with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criterion.

The following is a list of the rating criteria and values for each criterion:

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Award	40%
2. Qualifications/Experience/References for Prime Firm	15%
3. Subcontractor Experience	20%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	<u>5%</u>
	100%

ESTIMATED SCHEDULE OF PROJECT

Began Design	August 2015
Completed Design	November 2016
Begin Construction	April 2017
Complete Construction	November 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 3, 2015, the Park and Recreation Board authorized proceeding with construction advertisement.

On February 23, 2017, the Park and Recreation Board authorized award of the contract.

Information about this item will be provided to the Arts, Culture & Libraries Committee on March 20, 2017.

FISCAL INFORMATION

Park and Recreation Program Funds - \$157,951

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

DENCO CS Construction dba DENCO Construction Specialists

White Male	18	White Female	2
Black Male	1	Black Female	0
Hispanic Male	24	Hispanic Female	2
Other Male	1	Other Female	0

PROPOSAL INFORMATION

The following three proposals were received and opened on November 18, 2016:

*Denotes the successful proposer

<u>Proposers</u>	<u>Base Price</u>	<u>Alter. Nos. 1 & 2**</u>	<u>Total</u>	<u>Scores</u>
*DENCO CS Construction dba DENCO Construction Specialists 5525 Lyons Road, Garland, Texas	\$139,777	\$18,174	\$157,951	3390
3i General Contracting Services, LLC	\$337,284	\$26,235	\$363,519	3330
Going Forward, Inc.	\$281,650	\$38,700	\$320,350	2965

**Alternate No. 1 - provides for the removal and replacement of entry store front.

**Alternate No. 2 - provides for the removal and replacement portions of cracked concrete sidewalk.

Note: The best and final offer from DENCO CS Construction dba DENCO Construction Specialists for Base Price and Alternate Nos. 1 and 2 was for \$157,951.

OWNER

DENCO CS Construction dba DENCO Construction Specialists

Mark Boland, President
Steve Smith, Vice President

MAP

Attached

March 22, 2017

WHEREAS, on November 18, 2016, three proposals were received for structural and miscellaneous repairs at Kleberg/Rylie Recreation Center located at 1515 Edd Road; and

<u>Proposers Scores</u>	<u>Base Price</u>	<u>Alter. Nos. 1 & 2**</u>		<u>Total</u>
DENCO CS Construction dba DENCO Construction Specialists	\$139,777	\$18,174	\$157,951	3390
3i General Contracting Services, LLC	\$337,284	\$26,235	\$363,519	3330
Going Forward, Inc.	\$281,650	\$38,700	\$320,350	2965

**Alternate No. 1 - provides for the removal and replacement of entry store front.

**Alternate No. 2 - provides for the removal and replacement portions of cracked concrete sidewalk.

Note: The best and final offer from DENCO CS Construction dba DENCO Construction Specialists for Base Price and Alternate Nos. 1 and 2 was for \$157,951.

WHEREAS, it has been determined that acceptance of the best and final offer from DENCO CS Construction dba DENCO Construction Specialists, in an amount not to exceed \$157,951 is the best value for the City of Dallas.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a contract with DENCO CS Construction dba DENCO Construction Specialists for structural and miscellaneous repairs, in an amount not to exceed \$157,951.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with DENCO CS Construction dba DENCO Construction Specialists, after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse an amount not to exceed \$157,951 to DENCO CS Construction dba DENCO Construction Specialists from Park and Recreation Program Fund, Fund 0395, Department PKR, Unit 5012, Object 3210, Activity PK09, Program PKP854, CT-PKR-17019973, Commodity 91200, Vendor VS0000062071.

March 22, 2017

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of three, for structural and miscellaneous repairs to the Kleberg/Rylie Recreation Center located at 1515 Edd Road - Not to exceed \$157,951 - Financing: Park and Recreation Program Funds

DENCO CS Construction dbd DENCO Construction Specialists is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$40,510.00	25.65%
Total non-local contracts	\$117,441.00	74.35%
TOTAL CONTRACT	\$157,951.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

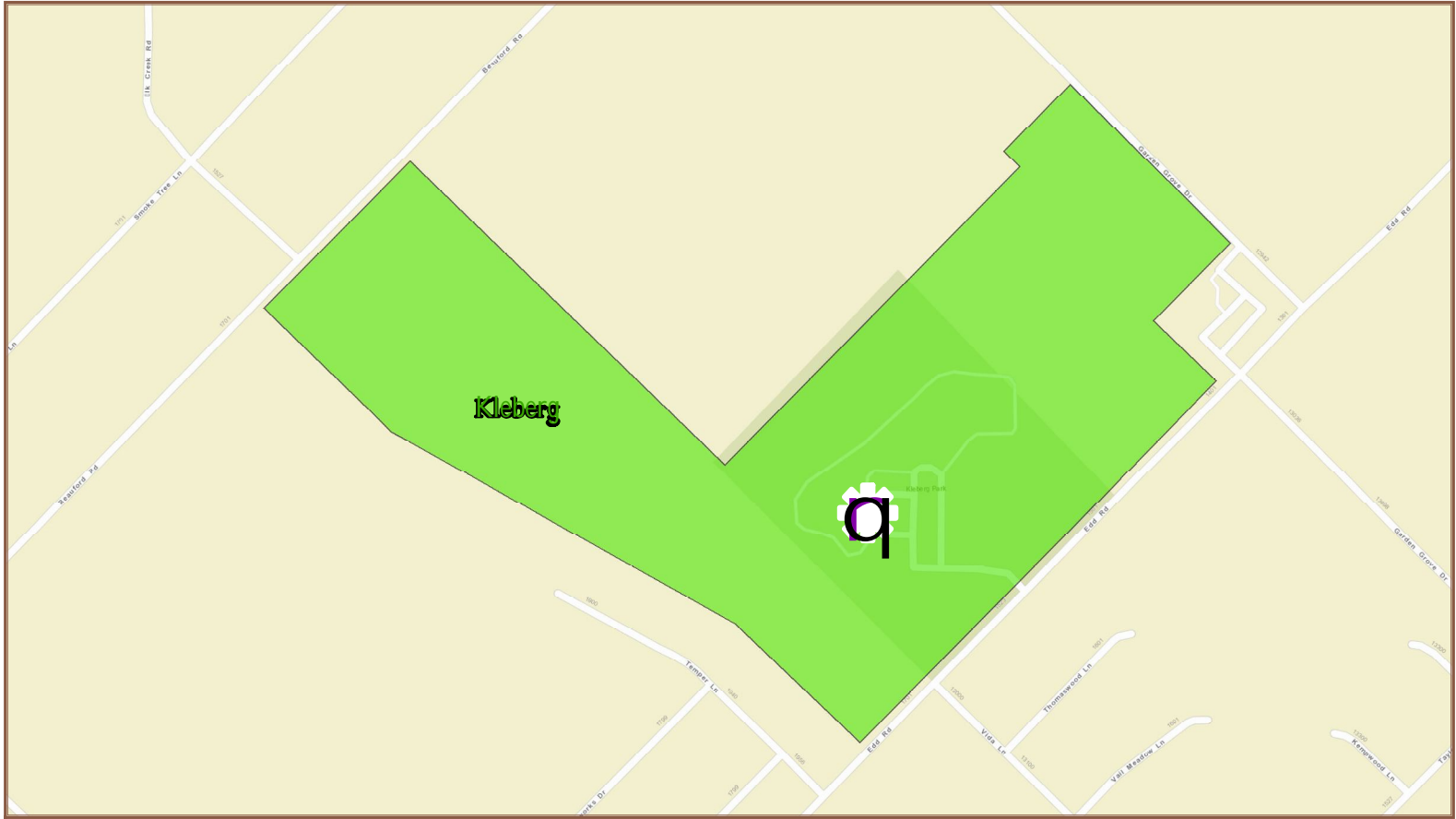
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
OAC Construction	HMMB64794N0417	\$40,510.00	100.00%
Total Minority - Local		\$40,510.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$40,510.00	100.00%	\$40,510.00	25.65%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$40,510.00	100.00%	\$40,510.00	25.65%



February 23, 2017

Kleberg Rylie Recreation Center
(1515 Edd Rd)

Mapsc0
69 A M

District
8

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: March 22, 2017

COUNCIL DISTRICT(S): 4

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 66 A, B, E, F

SUBJECT

Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of two, for structural repairs to the Southern Skates Roller Rink Facility located at 2939 East Ledbetter Road - Not to exceed \$150,220 - Financing: Southern Skates Roller Rink Funds

BACKGROUND

On November 18, 2016, two proposals were received for structural repairs to the Southern Skates Roller Rink Facility. DENCO CS Construction dba DENCO Construction Specialists was selected as the best value proposer for the Base Price and Alternate Nos. 1 and 2, in the amount of \$150,220.

Proposals based on Request for Competitive Sealed Proposals (RFCSP) are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criterion with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criterion.

The following is a list of the rating criteria and values for each criterion:

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Award	40%
2. Qualifications/Experience/References for Prime Firm	15%
3. Subcontractor Experience	20%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	<u>5%</u>
	100%

ESTIMATED SCHEDULE OF PROJECT

Began Design	June 2015
Completed Design	November 2016
Begin Construction	April 2017
Complete Construction	November 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 3, 2015, the Park and Recreation Board authorized proceeding with construction advertisement.

On February 23, 2017, the Park and Recreation Board authorized award of the contract.

Information about this item will be provided to the Arts, Culture & Libraries Committee on March 20, 2017.

FISCAL INFORMATION

Southern Skates Roller Rink Funds - \$150,220 (Project #0327-15-0128-001)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

DENCO CS Construction dba DENCO Construction Specialists

White Male	18	White Female	2
Black Male	1	Black Female	0
Hispanic Male	24	Hispanic Female	2
Other Male	1	Other Female	0

PROPOSAL INFORMATION

The following two proposals were received and opened on November 18, 2016:

*Denotes the successful proposer

<u>Proposers</u>	<u>Base Price</u>	<u>Alternate Nos. 1 and 2**</u>	<u>Total</u>	<u>Scores</u>
*DENCO CS Construction dba DENCO Construction Specialists 5525 Lyons Road, Garland, Texas	\$131,092	\$19,128	\$150,220	3370
Going Forward, LLC	\$209,850	\$16,200	\$226,050	3110

**Alternate No. 1 - provides for restroom repairs.

**Alternate No. 2 - provides for cleaning of concrete panels and re-painting of stripe at perimeter of building.

Note: The best and final offer from DENCO CS Construction dba DENCO Construction Specialists for Base Price and Alternate Nos. 1 and 2 was for \$150,220.

OWNER

DENCO CS Construction dba DENCO Construction Specialists

Mark Boland, President
Steve Smith, Vice President

MAP

Attached

March 22, 2017

WHEREAS, on November 18, 2016, two proposals were received for structural repairs at Southern Skates Roller Rink Facility located at 2939 East Ledbetter Road; and

<u>Proposers</u>	<u>Base Price</u>	<u>Alter. Nos. 1 & 2**</u>	<u>Total</u>	<u>Scores</u>
DENCO CS Construction dba DENCO Construction Specialists	\$131,092	\$19,128	\$150,220	3370
Going Forward, LLC	\$209,850	\$16,200	\$226,050	3110

**Alternate No. 1 - provides for restroom repairs.

**Alternate No. 2 - provides for cleaning of concrete panels and re-painting of stripe at perimeter of building.

Note: The best and final offer from DENCO CS Construction dba DENCO Construction Specialists for Base Price and Alternate Nos. 1 and 2 was for \$150,220.

WHEREAS, it has been determined that acceptance of the best and final offer from DENCO CS Construction dba DENCO Construction Specialists, in an amount not to exceed \$150,220 is the best value for the City of Dallas.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a contract with DENCO CS Construction dba DENCO Construction Specialists for structural repairs, in an amount not to exceed \$150,220.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with DENCO CS Construction dba DENCO Construction Specialists, after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse an amount not to exceed \$150,220 to DENCO CS Construction dba DENCO Construction Specialists from Southern Skates Roller Rink Fund, Fund 0327, Department PKR, Unit 0128, Object 3210, Activity PK09, Program PKP0128, CT-PKR- 17019974, Commodity 91200, Vendor VS0000062071.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with Denco CS Construction dba Denco Construction Specialists, best value proposer of two, for structural repairs to the Southern Skates Roller Rink Facility located at 2939 East Ledbetter Road - Not to exceed \$150,220 - Financing: Southern Skates Roller Rink Funds

Denco CS Construction dbd Denco Construction Specialists is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$43,793.00	29.15%
Total non-local contracts	\$106,427.00	70.85%
TOTAL CONTRACT	\$150,220.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

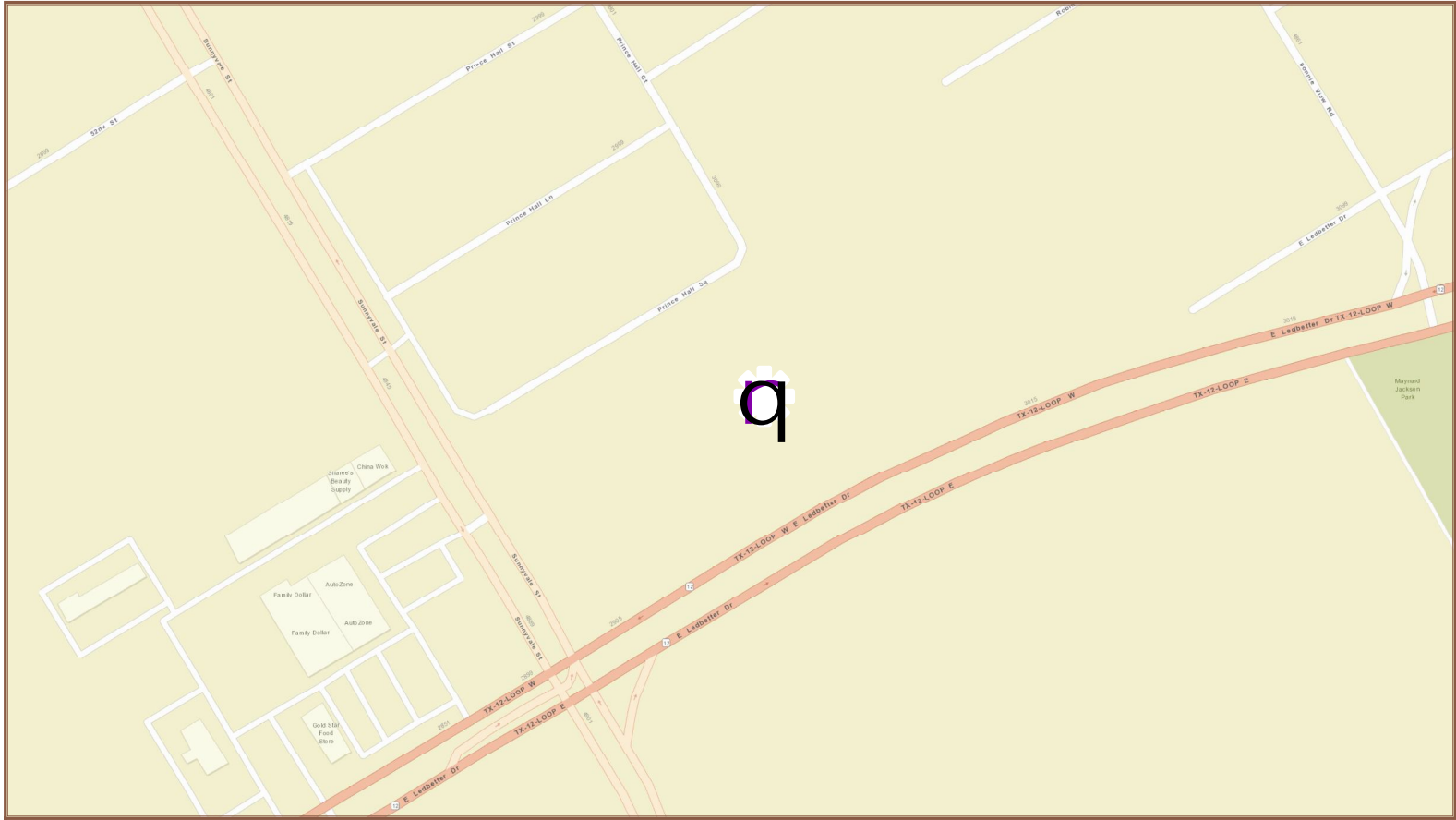
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
OAC Construction	HMMB64794N0417	\$43,793.00	100.00%
Total Minority - Local		\$43,793.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$43,793.00	100.00%	\$43,793.00	29.15%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$43,793.00	100.00%	\$43,793.00	29.15%



0 65 130 260 390 Feet

February 23, 2017



Southern Skates Roller Rink
(2939 East Ledbetter Rd)

MapSCO
66 A,B,E,F

District
4

AGENDA ITEM # 25

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: March 22, 2017

COUNCIL DISTRICT(S): 6

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 22J

SUBJECT

Authorize a contract with JC Commercial, Inc., best value proposer of six, for construction of a new maintenance facility at Luna Vista Golf Course located at 11223 Luna Vista Road - Not to exceed \$1,147,477 - Financing: 2003 Bond Funds (\$287,837), 2006 Bond Funds (\$812,490), and General Obligation Commercial Paper Funds (\$47,150)

BACKGROUND

On December 9, 2016, six proposals were received for construction of a new maintenance facility at the Luna Vista Golf Course located at 11223 Luna Vista Road. JC Commercial, Inc. was selected as the best value proposer for the Base Price and Alternate Nos. 1 and 2, in the amount of \$1,147,477.

Proposals based on Request for Competitive Sealed Proposals (RFCSP) are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criterion with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criterion.

The following is a list of the rating criteria and values for each criterion:

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Award	40%
2. Qualifications/Experience/References for Prime Firm	15%
3. Subcontractor Experience	20%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	<u>5%</u>
	100%

ESTIMATED SCHEDULE OF PROJECT

Began Design January 2013
Completed Design July 2015
Begin Construction April 2017
Complete Construction November 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 18, 2016, the Park and Recreation Board authorized proceeding with construction advertisement.

On February 23, 2017, the Park and Recreation Board authorized award of the contract.

Information about this item will be provided to the Arts, Culture & Libraries Committee on March 20, 2017.

FISCAL INFORMATION

2003 Bond Funds - \$287,836.81
2006 Bond Funds - \$812,490.19
2006 Bond Program (General Obligation Commercial Paper Funds) - \$47,150.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

JC Commercial, Inc.

White Male	14	White Female	5
Black Male	0	Black Female	0
Hispanic Male	2	Hispanic Female	0
Other Male	0	Other Female	0

PROPOSAL INFORMATION

The following six proposals were received and opened on December 9, 2016:

*Denotes the successful proposer

<u>Proposers</u>	<u>Base Price</u>	<u>Alter. Nos. 1 & 2**</u>	<u>Total</u>	<u>Scores</u>
*JC Commercial, Inc. 1801 Lakepointe Drive Lewisville, Texas 75057	\$949,777	\$197,700	\$1,147,477	3783.75
MART, Inc.	\$997,000	\$233,000	\$1,230,000	3296.25
Ehrlich Design Builders, Inc.	\$871,885	\$160,311	\$1,032,196	3091.25
3i General Contracting Services, LLC	\$1,217,310	\$203,707	\$1,421,017	3062.50
DENCO CS Construction dba DENCO Construction Specialists	\$841,777	\$233,331	\$1,075,108	2768.75
Equistar Construction & Design	\$1,503,300	\$259,000	\$1,762,300	1228.50

**Alternate No. 1 - provides for installation of civil fire lane paving demolition and replacement.

**Alternate No. 2 - provides for balance of fire alarm system.

Note: The best and final offer from JC Commercial, Inc. for Base Price and Alternate Nos. 1 and 2 was for \$1,147,477.

OWNER

JC Commercial, Inc.

Larry Wagnor, President
Trey Wagnor, Vice President
Shannon Capezzuto, Secretary
Holyn Bradford, Treasurer

MAP

Attached

March 22, 2017

WHEREAS, on December 9, 2016, six proposals were received for construction of a new maintenance facility at the Luna Vista Golf Course located at 11223 Luna Vista Road; and

<u>Proposers</u>	<u>Base Price</u>	<u>Alter. Nos. 1 & 2**</u>	<u>Total</u>	<u>Scores</u>
JC Commercial, Inc.	\$949,777	\$197,700	\$1,147,477	3783.75
MART, Inc.	\$997,000	\$233,000	\$1,230,000	3296.25
Ehrlich Design Builders, Inc.	\$871,885	\$160,311	\$1,032,196	3091.25
3i General Contracting Services, LLC	\$1,217,310	\$203,707	\$1,421,017	3062.50
DENCO CS Construction dba DENCO Construction Specialists	\$841,777	\$233,331	\$1,075,108	2768.75
Equistar Construction & Design	\$1,503,300	\$259,000	\$1,762,300	1228.50

**Alternate No. 1 - provides for installation of civil fire lane paving demolition and replacement.

**Alternate No. 2 - provides for balance of fire alarm system.

Note: The best and final offer from JC Commercial, Inc. for Base Price and Alternate Nos. 1 and 2 was for \$1,147,477.

WHEREAS, it has been determined that acceptance of the best and final offer from JC Commercial, Inc., in an amount not to exceed \$1,147,477 is the best value for the City of Dallas.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a contract with JC Commercial, Inc. for a new maintenance facility at Luna Vista Golf Course, in an amount not to exceed \$1,147,477.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with JC Commercial, Inc., after approval as to form by the City Attorney.

March 22, 2017

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse the amount not to exceed \$1,147,477 to JC Commercial, Inc., as follows:

(2006) Park and Recreation Facilities Improvement Fund Fund 3T00, Department PKR, Unit T046, Object 4310 Activity CCSS, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$125,000.00
(2006) Park and Recreation Facilities Improvement Fund Fund 4T00, Department PKR, Unit T046, Object 4310 Activity CCSS, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$47,150.00
(2003) Major Recreational Facilities Improvement Fund Fund 4R00, Department PKR, Unit P761, Object 4310 Activity AISF, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$12,146.92
(2003) Neighborhood Park and Recreation Facilities Fund Fund 5R05, Department PKR, Unit P761, Object 4310 Activity AISF, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$34,239.72
(2003) Major Recreation Facilities Improvement Fund Fund 6R00, Department PKR, Unit P761, Object 4310 Activity AISF, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$49,887.35
(2003) Neighborhood Park and Recreation Facilities Fund Fund 6R05, Department PKR, Unit P761, Object 4310 Activity AISF, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$191,562.82
(2006) Park and Recreation Facilities Improvement Fund Fund 2T00, Department PKR, Unit P761, Object 4310 Activity AISF, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$597,098.44
(2006) Park and Recreation Facilities Improvement Fund Fund 1T00, Department PKR, Unit P761, Object 4310 Activity AISF, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	<u>\$90,391.75</u>
Total amount not to exceed	\$1,147,477.00

March 22, 2017

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with JC Commercial, Inc., best value proposer of six, for construction of a new maintenance facility at Luna Vista Golf Course located at 11223 Luna Vista Road - Not to exceed \$1,147,477 - Financing: 2003 Bond Funds (\$287,837), 2006 Bond Funds (\$812,490), and General Obligation Commercial Paper Funds (\$47,150)

JC Commercial, Inc., is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$247,970.00	21.61%
Total non-local contracts	\$899,507.00	78.39%
TOTAL CONTRACT	\$1,147,477.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

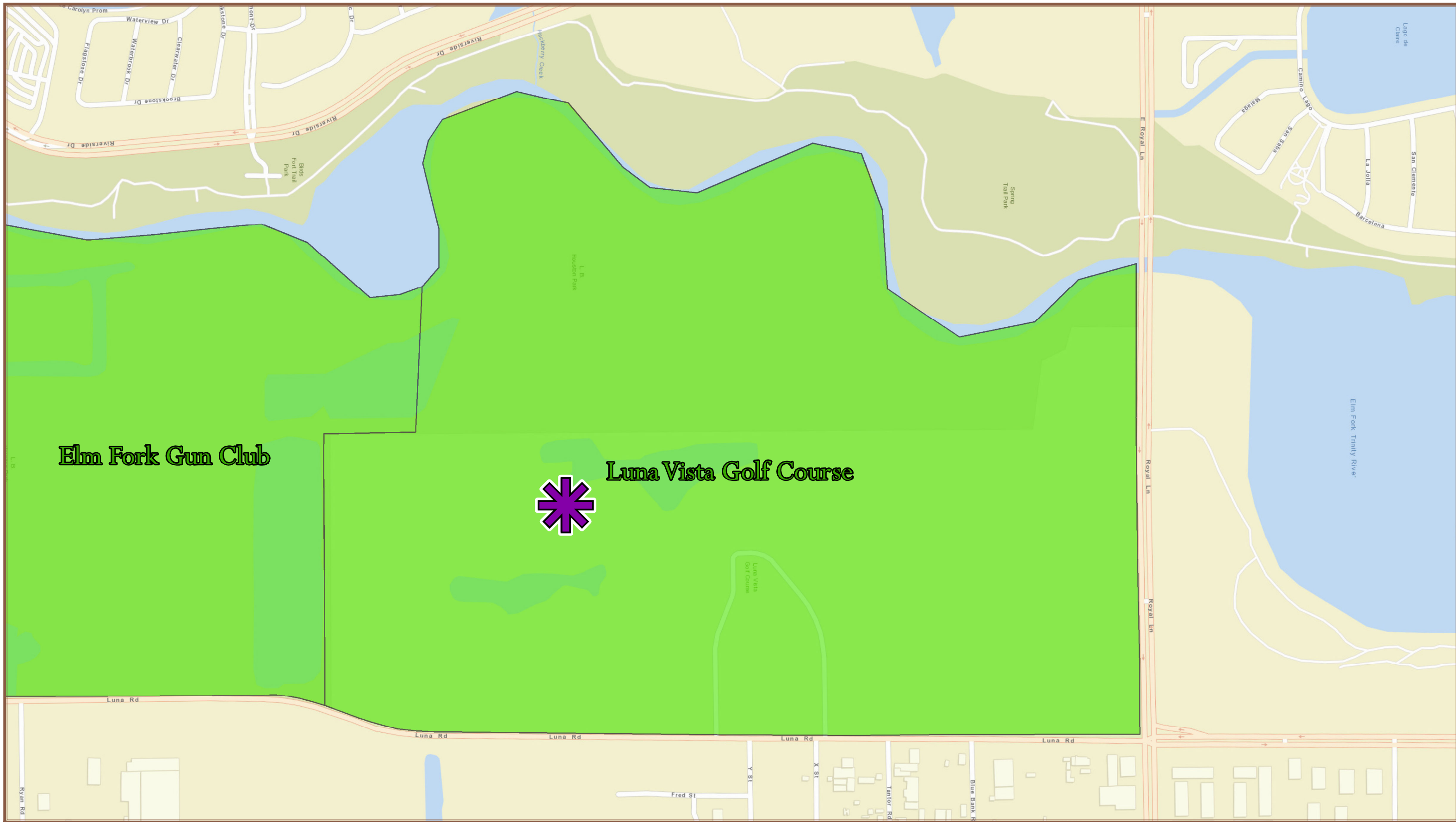
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
West Side Construction, Inc.	HMDB21926Y1017	\$165,000.00	66.54%
Posada's Painting	HMDB34145Y0417	\$39,000.00	15.73%
Flores Technical Services	HMDB41849Y1117	\$6,625.00	2.67%
Universal Fence Company	WFDB97666Y0517	\$4,175.00	1.68%
American Striping Company	WFDB57733Y0517	\$1,670.00	0.67%
Total Minority - Local		\$216,470.00	87.30%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Blue Star Electric	WFWB4143Y1018	\$90,500.00	10.06%
Golden Mechanical	WFWB05729Y1218	\$28,750.00	3.20%
Paragon Fire Protection	WFWB4738N0417	\$14,205.00	1.58%
TBS Specialties Direct	WFWB05988N0718	\$500.00	0.06%
Total Minority - Non-local		\$133,955.00	14.89%

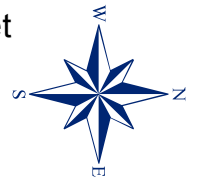
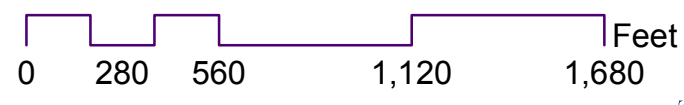
TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$210,625.00	84.94%	\$210,625.00	18.36%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$5,845.00	2.36%	\$139,800.00	12.18%
Total	<u>\$216,470.00</u>	<u>87.30%</u>	<u>\$350,425.00</u>	<u>30.54%</u>



Elm Fork Gun Club

Luna Vista Golf Course



February 23, 2017

Luna Vista Golf Course
(11223 Luna Rd)

Mapsc
 22 J

District
 6

AGENDA ITEM # 26

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: March 22, 2017

COUNCIL DISTRICT(S): 6

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 33B, C

SUBJECT

Authorize an increase in the contract with Phoenix I Restoration and Construction, Ltd., for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center located at 2750 Bachman Drive - Not to exceed \$113,763, from \$606,258 to \$720,021 - Financing: 2006 Bond Funds

BACKGROUND

On May 25, 2016, a contract was awarded to Phoenix I Restoration and Construction, Ltd. for renovations at Bachman Recreation Center located at 2750 Bachman Drive, in an amount not to exceed \$576,240.00.

On November 10, 2016, Administrative Action No. 16-0946 authorized Change Order No. 1 to the contract with Phoenix I Restoration and Construction, Ltd. for modifications of roof perimeter, deletion of drain bowl installation and removal of four trees and wood deck repair at Bachman Recreation Center, in an amount not to exceed \$34,099.44, making a revised contract amount of \$610,339.44.

On January 24, 2017, Administrative Action No. 17-0149 authorized Change Order No. 2 to the contract with Phoenix I Restoration and Construction, Ltd. for a decrease in the contract to include a credit for omitted sealant at exterior joints between wall system and foundation, metal roof deck, removal of one roof drain, and other miscellaneous costs at Bachman Recreation Center, in an amount not to exceed (\$4,081.76), making a revised contract amount of \$606,257.68.

This action will authorize Change Order No. 3 to the contract with Phoenix I Restoration and Construction, Ltd., in an amount not to exceed \$113,762.53, from \$606,257.68 to \$720,020.21 for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction April 2017
Complete Construction August 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized the advertisement for a Request for Competitive Sealed Proposals on February 4, 2016.

The Park and Recreation Board authorized award of the contract on May 5, 2016.

Information about this item was provided to the Quality of Life & Environment Committee on May 23, 2016.

The Park and Recreation Board authorized Change Order No. 3 on February 16, 2017.

Information about this item will be provided to the Arts, Culture & Libraries Committee on March 20, 2017.

FISCAL INFORMATION

2006 Bond Funds - \$113,762.53

Construction Contract	\$576,240.00
Change Order No. 1	\$34,099.44
Change Order No. 2	(\$4,081.76)
Change Order No. 3 (this action)	<u>\$113,762.53</u>
 Total amount	 \$720,020.21

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Phoenix I Restoration and Construction, Ltd.

White Male	32	White Female	7
Hispanic Male	81	Hispanic Female	1
Black Male	0	Black Female	0
Other Male	0	Other Female	0

OWNER

Phoenix I Restoration and Construction, Ltd.

Dale Sellers, President

MAP

Attached

March 22, 2017

WHEREAS, on May 25, 2016, a contract was awarded to Phoenix I Restoration and Construction, Ltd. for renovations at Bachman Recreation Center located at 2750 Bachman Drive, in an amount not to exceed \$576,240.00; and

WHEREAS, on November 10, 2016, Administrative Action No. 16-0946 authorized Change Order No. 1 to the contract with Phoenix I Restoration and Construction, Ltd. for modifications of roof perimeter, deletion of drain bowl installation and removal of four trees and wood deck repair at Bachman Recreation Center, in an amount not to exceed \$34,099.44, increasing the contract amount from \$576,240.00 to \$610,339.44; and

WHEREAS, on January 24, 2017, Administrative Action No. 17-0149 authorized Change Order No. 2 to the contract with Phoenix I Restoration and Construction, Ltd. for a decrease in the contract to include a credit for omitted sealant at exterior joints between wall system and foundation, metal roof deck, removal of one roof drain, and other miscellaneous costs at Bachman Recreation Center, in an amount not to exceed (\$4,081.76), decreasing the contract amount from \$610,339.44 to \$606,257.68; and

WHEREAS, this action will authorize Change Order No. 3 to the contract with Phoenix I Restoration and Construction, Ltd., in an amount not to exceed \$113,762.53, increasing the contract from \$606,257.68 to \$720,020.21 for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into Change Order No. 3 to the contract with Phoenix I Restoration and Construction, Ltd. for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center, in an amount not to exceed \$113,762.53, increasing the contract from \$606,257.68 to \$720,020.21.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute Change Order No. 3 with Phoenix I Restoration and Construction, Ltd., after approval as to form by the City Attorney.

March 22, 2017

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse an amount not to exceed \$113,762.53 to Phoenix I Restoration and Construction, Ltd., as follows:

(2006) Park and Recreation Facilities Improvement Fund Fund 7T00, Department PKR, Unit T013, Object 4310 Activity MMCF, Program PK06T013, CT-PKR16019547 Commodity 91200, Vendor VC0000003594	\$79,063.46
--	-------------

(2006) Park and Recreation Facilities Improvement Fund Fund 2T00, Department PKR, Unit T013, Object 4310 Activity MMCF, Program PK06T013, CT-PKR16019547 Commodity 91200, Vendor VC0000003594	<u>\$34,699.07</u>
--	--------------------

Total amount not to exceed	\$113,762.53
----------------------------	--------------

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with Phoenix I Restoration and Construction, Ltd., for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center located at 2750 Bachman Drive - Not to exceed \$113,763, from \$606,258 to \$720,021 - Financing: 2006 Bond Funds

Phoenix I Restoration and Construction, Ltd. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$113,762.53	100.00%
Non-local contracts	\$0.00	0.00%
TOTAL THIS ACTION	\$113,762.53	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

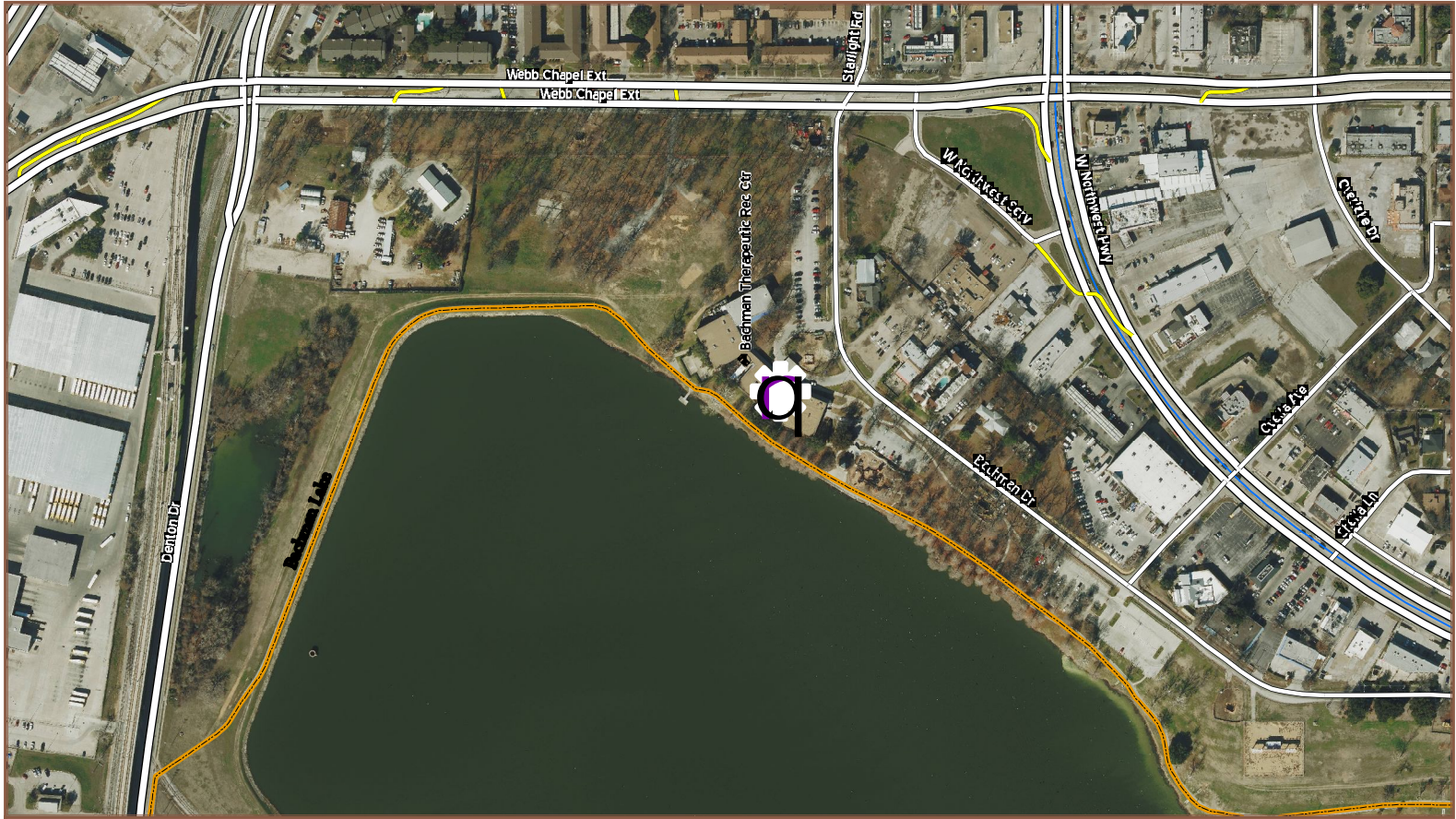
None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$317,657.94	44.12%
Total	\$0.00	0.00%	\$317,657.94	44.12%



0 112.5 225 450 675 Feet



May 5, 2016

Bachman Recreation Center
(2750 Bachman Dr)

MapSCO
33 B, C

District
6