



AGENDA MEMO
4/7/2020 Agenda

TO: Honorable Mayor and City Council

FROM: Elizabeth Anderson, Purchasing Manager

SUBJECT: Consider Award of CSP# 2020-04 to Renovate 4419 Worcola Building

BACKGROUND:

The building at 4419 Worcola Street is in urgent need of repairs. This building is used to store vehicles and equipment for Public Works and Parks. The building has been in various states of disrepair for some time, most specifically, the roof and metal walls have gaps in them that allow rain to get into the building.

With the aid of BEAM Professionals, Staff requested Competitive Sealed Proposals in February for exterior improvements to the building and received five responses. The scope of work for this project involves the replacement of the roof and the addition of a new metal “skin” to the sides of the building. Each response was evaluated based on factors that included Cost, Contractor Qualifications, Project Schedule and Approach, and References. Staff then interviewed the top two finalists to get a better sense of each contractor’s experience and project approach.

Staff is recommending JM Construction Solutions for the award of this contract in the total amount of \$776,504.53. This number consists of the following components:

- \$751,504.53 – Base Proposal
- \$ 20,000.00 – Not-to-Exceed Allowance for replacing distressed metal wall panels as necessary to complete work
- \$ 5,000.00 – Not-to-Exceed Allowance for additional supervisory services related to COVID-19 Construction regulations

JM Construction Solutions’ initial proposal included a schedule with 90 work days to completion. On March 29, 2020, Dallas County issued new regulations for construction work during the COVID-19 outbreak. Some of the new regulations will potentially slow the pace of the work. Therefore, the City negotiated a revised work schedule of 105 work days to completion and the additional \$5,000.00 allowance for supervisors to be on-site during the extra days.

Both staff and BEAM representatives were impressed with JM's project approach and previous experience. JM Construction Solutions also presented the lowest cost proposal for this project.

The contract with JM Construction Solutions and the final ranking of all proposers is attached.

RECOMMENDATION:

Staff recommends that Council approve the award of this contract to JM Construction Solutions for a total, Not-to Exceed amount of \$776,504.53.