

**WHEREAS**, the selection of a design-build firm was conducted in a three-phase process. A Request for Qualifications (RFQ) was issued by the Park and Recreation Department on August 13, 2008 and a Request for Proposals (RFP) was issued by the Park and Recreation Department on September 19, 2008; and

**WHEREAS**, the selection committee reviewed the proposals, based on the evaluation criteria outlined in the RFP, and additionally evaluated each one of the three firms from the interviews; and

<u>Proposers</u>	<u>Totals*</u>	<u>Scores</u>
SEDALCO/MetalMan Design/Build Corporation, A Joint Venture	\$5,245,805	5295
Turner Construction Company	\$5,115,500	5030
Heery International, Inc.	\$6,426,596	4805

\*This contract award includes only the professional design fees and pre-construction fee for the total of \$2,731,869. The award also includes an early-start construction allowance of \$450,000. The construction services fee and general conditions will be awarded with the construction Guaranteed Maximum Price (GMP) contract.

**WHEREAS**, Sedalco/MetalMan Design/Build Corporation, A Joint Venture was identified as the most advantageous proposer to the City.

**Now, Therefore,**

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

**SECTION 1.** That interim funding for this action will be provided by 2003 Bond Program for Maintenance Facilities Infrastructure (K011) in the amount of \$1,000,000 in advance of the 2006 Bonds designated for the Dallas Zoo African Savanna Exhibit, slated for sale November 2008 (T061).

**SECTION 2.** That the City Manager is hereby authorized to enter into a design-build contract with Sedalco/MetalMan Design/Build Corporation, A Joint Venture for design and pre-construction services and an early-start allowance for landscaping and infrastructure for the Dallas Zoo African Savanna Exhibit, including improvements to the existing Wilds of Africa plaza area located at 650 South R.L. Thornton Freeway at the Dallas Zoo, in an amount not to exceed \$3,181,869.

**SECTION 3.** That the President of the Park and Recreation Board and the City Manager be authorized to execute a contract with Sedalco/MetalMan Design/Build Corporation, A Joint Venture, after approval as to form by the City Attorney's Office.

**SECTION 4.** That the City Controller be and is hereby authorized to pay the amount of \$3,181,869 to Sedalco/MetalMan Design/Build Corporation, A Joint Venture as follows:

(2003) Major Recreational Facilities Improvement Fund 6R00,  
Department PKR, Unit T061, Object 4114, Activity DZ00,  
Program PK06T061, CT-PKR09019019, Commodity 92500,  
Vendor VS0000037697 \$1,000,000

(2006) Park and Recreation Facilities Improvement Fund 7T00,  
Department PKR, Unit T061, Object 4114, Activity DZ00,  
Program PK06T061, CT-PKR09019019, Commodity 92500,  
Vendor VS0000037697 \$2,181,869

Total amount not to exceed \$3,181,869

**SECTION 5.** 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.

APPROVED BY  
CITY COUNCIL

NOV 10 2008

  
City Secretary