

WHEREAS, on June 25, 2008, City Council authorized a professional services contract with Conley Group, Inc. for the exterior renovation of the Old Municipal Building located at 106 South Harwood Street, in an amount not to exceed \$1,026,800.00, by Resolution No. 08-1890; and

WHEREAS, on November 5, 2008, Administrative Action No. 08-3463 authorized Supplemental Agreement No. 1 to the professional services contract with Conley Design Group, Inc. to develop plans and specifications as well as construction administration for the exterior cleaning, in an amount not to exceed \$16,500.00, from \$1,026,800.00 to \$1,043,300.00; and

WHEREAS, on January 23, 2012, Administrative Action No. 12-0249 authorized Supplemental Agreement No. 2 to the professional services contract with Conley Design Group, Inc. for design services for the exterior renovation of the 106 South Harwood Building for additional services including the design of the waterproofing required for the exterior basement wall along Main Street, in an amount not to exceed \$24,850.00, from \$1,043,300.00 to \$1,068,150.00; and

WHEREAS, on April 6, 2012, Administrative Action No. 12-0838 authorized Supplemental Agreement No. 3 to the professional services contract with Conley Design Group, Inc. for design services for the exterior renovation of the 106 South Harwood Building for additional services to design the replacement of the low-slope on the building, in an amount not to exceed \$24,100.00, from \$1,068,150.00 to \$1,092,250.00; and

WHEREAS, on November 13, 2012, Administrative Action No. 12-2918 authorized Supplemental Agreement No. 4 to the professional services contract with Conley Design Group, Inc. for design services for the exterior renovation of the 106 South Harwood Building for additional services to investigate the extent of structural damages to the concrete basement ceiling located under Main Street and Commerce Street due to water infiltration, in an amount not to exceed \$21,400.00, from \$1,092,250.00 to \$1,113,650.00; and

WHEREAS, on October 23, 2013, City Council authorized Supplemental Agreement No. 5 to the professional services contract with Conley Group, Inc. to provide the necessary asbestos abatement specifications, air monitoring, abatement project management and final report related to the interior demolition of the 106 South Harwood Street Building, in an amount not to exceed \$82,170.00, from \$1,113,650.00 to \$1,195,820.00, by Resolution No. 13-1845; and

WHEREAS, on January 14, 2015, City Council authorized a construction services contract with Phoenix 1 Restoration and Construction, Ltd. for the exterior renovation of the Old Municipal Building located at 106 South Harwood Street, in an amount not to exceed \$11,166,285.20, by Resolution No. 15-0118; and

August 9, 2017

WHEREAS, on June 10, 2015, Administrative Action No. 15-6214 authorized Supplemental Agreement No. 6 to the professional services contract with the Conley Group, Inc. for the exterior renovation of the 106 South Harwood Street Building, in an amount not to exceed \$17,000.00, from \$1,195,820.00 to \$1,212,820.00; and

WHEREAS, on June 17, 2015, City Council authorized Change Order No. 1 to the construction services contract with Phoenix 1 Restoration and Construction, Ltd. for additional work including asbestos abatement, sandblasting exposed structural steel, construction of cast-in-place concrete walls to replace existing deteriorated brick walls at entries and construction of additional restrooms for the renovation of the Old Municipal Building located at 106 South Harwood Street, in an amount not to exceed \$152,732.93, from \$11,166,285.20 to \$11,319,018.13, by Resolution No. 15-1166; and

WHEREAS, on July 20, 2015, Administrative Action No. 15-1306 authorized Supplemental Agreement No. 7 to the professional services contract with the Conley Group, Inc. for the exterior renovation of the 106 South Harwood Street Building, in an amount not to exceed \$25,950.00, from \$1,212,820.00 to \$1,238,770.00; and

WHEREAS, on November 10, 2015, City Council authorized Change Order No. 2 to the construction services contract with Phoenix 1 Restoration and Construction, Ltd. for additional work including reconfiguring basement entrances, reconstruction of planter boxes, replace drain lines and existing sump pumps to discharge stormwater, install new electrical panel, abate asbestos containing waterproofing at the exterior planters and exit ramp from the basement, additional repairs and or restoration of window sills and increase the height of window sills in the tile roof and installation of metal flashing to prevent water infiltration for the renovation of the Old Municipal Building located at 106 South Harwood Street, in an amount not to exceed \$784,283.11, from \$11,319,018.13 to \$12,103,301.24, by Resolution No. 15-2086; and

WHEREAS, on April 27, 2016, City Council authorized Change Order No. 3 to the construction services contract with Phoenix 1 Restoration and Construction, Ltd. for the additional worked required for the renovation of the Old Municipal Building located at 106 South Harwood Street, in an amount not to exceed \$1,062,968.05, from \$12,103,301.24 to \$13,166,269.29, by Resolution No. 16-0645; and

WHEREAS, on April 27, 2016, City Council authorized Supplemental Agreement No. 8 to the professional services contract with Conley Group, Inc. for additional design and construction oversight for exterior renovation of 106 South Harwood Street, in an amount not to exceed \$191,972.50, from \$1,238,770.00 to \$1,430,742.50, by Resolution No. 16-0647; and

WHEREAS, on December 14, 2016, City Council authorized Change Order No. 4 to the construction services contract with Phoenix 1 Restoration and Construction, Ltd. for additional work including the exterior renovation and the interior demolition required for University of North Texas Law School to begin their interior construction scheduled for January 2017 for the Old Municipal Building located at 106 South Harwood Street, in an amount not to exceed \$523,743.87, from \$13,166,269.29 to \$13,690,013.16, by Resolution No. 16-1986; and

WHEREAS, it is now necessary to authorize Change Order No. 5 to the construction services contract with Phoenix 1 Restoration and Construction, Ltd. for the final reconciliation and closeout for the renovation of the Old Municipal Building located at 106 South Harwood Street, in an amount not to exceed \$267,688.27, increasing the contract amount from \$13,690,013.16 to \$13,957,701.43.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That an increase in the construction services contract with Phoenix 1 Restoration and Construction, Ltd. (Change Order No. 5) is authorized for the final reconciliation and closeout for the renovation of the Old Municipal Building located at 106 South Harwood Street, in an amount not to exceed \$267,688.27, increasing the contract amount from \$13,690,013.16 to \$13,957,701.43.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract in an amount not to exceed \$267,688.27 to Phoenix 1 Restoration and Construction, Ltd. from Public/Private Partnership Fund, Fund 0352, Unit P311, Department ECO, Activity PPPF, Object 4310, Program PB98N924, Encumbrance CT-PBW98N924D1, Vendor VC0000003594.

SECTION 3. That this contract is designated as Contract No. EBS-2017-00001802.

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.

APPROVED BY
CITY COUNCIL

AUG 09 2017


City Secretary