

September 11, 2019

WHEREAS, on July 12, 2019, four proposals were received for the construction of the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park; and

<u>Proposers</u>	<u>Base Bid</u>	<u>Alt. Nos. 1,2,3,4, 5,6,7,8,9,10,11,12, 13,14,15,16 &17**</u>	<u>Total Bid</u>	<u>Rank</u>
Phoenix I Restoration and Construction, Ltd.	\$ 6,848,000.00	\$1,906,600.00	\$ 8,754,600.00	1
American Restoration, LLC	\$ 8,695,980.00	\$1,173,250.00	\$ 9,869,230.00	2
Gilbert May, Inc. dba Phillips/May Corporation	\$11,333,333.00	\$2,749,400.00	\$14,082,733.00	3
F.H. Paschen, S.N. Nielson & Associates, LLC	\$ 9,985,000.00	\$1,858,000.00	\$11,843,000.00	4

**Alternate No. 1 - provides for structural modifications to steel columns at the Great Hall.

**Alternate No. 2 - provides for resetting stone pavers in the plaza.

**Alternate No. 3 - provides for a new sidewalk to the staff entrance.

**Alternate No. 4 - provides for painting the additional ceilings.

**Alternate No. 5 - provides for floor drain grates and sump pumps at two basement entries.

**Alternate No. 6 - provides for a concrete slab and pump in the stage crawl space.

**Alternate No. 7 - provides for restoration of two fountains.

**Alternate No. 8 - provides for fluid-applied waterproofing at west, north, and east elevations.

**Alternate No. 9 - provides for drainage improvements at north retaining wall.

**Alternate No. 10 - provides for drainage improvements at south retaining wall.

**Alternate No. 11 - provides for restoring metal planters.

**Alternate No. 12 - provides for water heater replacement.

**Alternate No. 13 - provides for repairs to 40 cast stone benches at the colonnade.

**Alternate No. 14 - provides for repairs to five cast stone benches at the rear façade.

**Alternate No. 15 - provides for roofing above the Great Hall.

**Alternate No. 16 - provides for cleaning stone at the southeast basement foyer.

**Alternate No. 17 - provides for demolition of the existing noncompliant lift, new storage room, two accessible ramps from Grand Avenue to the colonnade, accessible parking, and accessible route.

WHEREAS, it has been determined that acceptance of the best and final offer from Phoenix I Restoration and Construction, Ltd. for the construction of the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park, in an amount not to exceed \$8,754,600.00, is the best value for the City of Dallas.

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Now, Therefore,

BE IT RESOLVED BY 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 a construction contract with Phoenix I Restoration and Construction, Ltd., approved as to form by the City Attorney, for the construction of the Hall of State Restoration Project located at 3939 Grand Avenue in Fair Park, in an amount not to exceed \$8,754,600.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$8,754,600.00 to Phoenix I Restoration and Construction, Ltd. from Fair Park Improvements (C) Fund, Fund 1V02, Department PKR, Unit VC01, Object 4310, Activity FPRK, Program PK17VC01, Encumbrance/Contract No. PKR-2019-00010478, Commodity 91200, Vendor VC0000003594.

SECTION 3. 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.

