

WHEREAS, the citizens of Dallas approved funding in the 2017 Bond Program for the building renovations and upgrades for the Dallas Museum of Art; and

WHEREAS, on February 13, 2019, City Council authorized a professional service contract with Harrison Kornberg Architects, LLC for architectural and engineering design and construction administration services for the Dallas Museum of Art located at 1717 North Harwood Street, in an amount not to exceed \$726,207.00, by Resolution No. 19-0250; and

WHEREAS, on September 5, 2019, an Administrative Action No. 19-6621 authorized an increase to the professional services contract with Harrison Kornberg Architects, LLC for a building survey and storm drain scoping at the Dallas Museum of Art located at 1717 North Harwood Street, in an amount not to exceed \$23,700.00, increasing the overall contract amount from \$726,207.00 to \$749,907.00; and

WHEREAS, three competitive sealed proposals were received and opened on April 10, 2020 to provide construction services for the renovation of the Dallas Museum of Art at 1717 North Harwood Street; and

WHEREAS, two of the three proposals were deemed responsive, evaluated and ranked, as follows:

<u>Proposers</u>	<u>Base Bid</u>	<u>Alter. Nos. 2 and 3**</u>	<u>Total Bid</u>	<u>Ranking</u>
Turner Construction Company	\$4,089,653.00	\$1,094,700.00	\$5,184,353.00	1
Gadberry Construction Co., Inc. Security 101	\$4,095,000.00	\$ 950,000.00	\$5,045,000.00	2
			***Non-responsive	

**Alternate No. 2 – provides for installation of an electric traction elevator.

**Alternate No. 3 – provides for upgraded restrooms 112, 113, 185, 187, 225, and 226 and construct new family restrooms 308 and 309.

***Security 101 only bid on Alternate No. 1 and deemed non-responsive; and

WHEREAS, after negotiations and clarification of scope of work with Turner Construction Company, reduction of the base scope I, J, K, L, M, N, O, and P, and the addition of two alternates (\$1,136,886.00), the Best and Final Offer submitted by Turner Construction Company was \$4,338,782.00; and

WHEREAS, it is now desirable to enter into a construction contract with Turner Construction Company to provide construction services for renovation of the Dallas Museum of Art at 1717 North Hardwood Street, in an amount not to exceed \$4,338,782.00.

Now, Therefore,

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

201016

June 24, 2020

SECTION 1. That the City Manager is hereby authorized to execute a construction contract with Turner Construction Company, approved as to form by the City Attorney, for renovation of the Dallas Museum of Art located at 1717 North Harwood Street, in an amount not to exceed \$4,338,782.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$4,338,782.00 to Turner Construction Company in accordance with the terms and conditions of the contract from Cultural Affairs (F) Fund, Fund 1V49, Department OCA, Unit VF03, Activity CULF, Object 4310, Program No. EB17VF03, Encumbrance/Contract No. BON-2020-00013646, Vendor 508618.

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.

