

Memorandum



CITY OF DALLAS

DATE March 3, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Agenda Item – Building Services Department**

On March 8, 2023 City Council will consider the following agenda item:

Agenda Item No. 3: Authorize a two-year construction services contract with three one-year renewal options to perform job order contracting services at City of Dallas facilities with METCO Engineering, Brown & Root Industrial Services LLC, RS Commercial Construction, LLC, 3i Contracting, LLC, Phoenix I Restoration and Construction Ltd., and Big Sky Construction Co. Inc., the most advantageous proposers of 27 - Not to exceed \$25,000,000.00 - Financing: Capital Construction Fund.

BACKGROUND

Job Order Contracting (JOC) is an alternative contracting method authorized by Texas Government Code Chapter 2269 that provides an option for construction, repair, rehabilitation, and alterations at City-owned buildings. In many cases JOC allows projects to be initiated and completed faster than traditional construction delivery methods. No quantity or value of work is guaranteed to the contractors.

This action will authorize construction services contracts with the six firms to provide JOC services at the City of Dallas facilities: community centers, cultural facilities, fire stations, libraries, police stations, service centers, historical facilities, and City Hall. Services will generally be performed on one or more of the following building systems: accessibility components, building envelopes, heating, ventilation, and air-conditioning systems, electrical systems, plumbing systems, interior finishes, exterior finishes, and roofing systems. This action does not encumber funds. The purpose of a JOC is to establish firm pricing for services mentioned above to be ordered on an as-needed basis for a specified term.

PROCUREMENT

The City of Dallas Building Services Department (BSD) sought proposals via a Request for Competitive Sealed Proposals (RFCSP) for job order contracting services that were advertised in accordance with the City of Dallas purchasing guidelines. As shown below in the table, the RFCSP was advertised in the Dallas Morning News and published on the City of Dallas Bonfire solicitation portal on November 2 and 9, 2022; a Pre-Proposal Conference was held on November 17, 2022, at which forty-six vendors attended, and submissions were due on December 9, 2022.

Date	Action
November 2 and 9, 2022	Public Advertisement (City of Dallas Bonfire Solicitation Portal and Dallas Morning News)
November 17, 2022	Pre-Proposal Conference
November 25, 2022	Final Vendor Questions Due
December 1, 2022	Final Agenda (#5) issued
December 9, 2022	Bids Due
January 5, 2023	Committee Evaluation Complete
March 8, 2023	City Council authorization of contract

27 proposals were received by the deadline and moved forward to the evaluation committee. Using the published evaluation criteria, the top six selected proposers were ranked in the following order by the evaluation committee:

Rank	Proposer	BID Score (15 points)	Overall Points (100 points)
1	METCO Engineering, INC	10.5	85.00
2	Brown and Root Industrial Services, LLC	10.5	84.50
3	RS Commercial Construction, LLC	10.5	82.63
4	3i Contracting, LLC	10.5	81.50
5	Phoenix I Restoration and Construction, LTD	10.5	81.13
6	Big Sky Construction, INC	10.5	79.50

Please contact John Johnson, Director of the Building Services Department, at john.johnson2@dallas.gov if you have any questions or concerns.



Robert M. Perez, Ph.D.
 Assistant City Manager

- c: T.C. Broadnax, City Manager
 Tammy Palomino, Interim City Attorney
 Mark Swann, City Auditor
 Billierae Johnson, City Secretary
 Preston Robinson, Administrative Judge
 Kimberly Bizer Tolbert, Deputy City Manager
 Jon Fortune, Deputy City Manager

- Majed A. Al-Ghafry, Assistant City Manager
 M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
 Carl Simpson, Assistant City Manager
 Jack Ireland, Chief Financial Officer
 Genesis D. Gavino, Chief of Staff to the City Manager
 Directors and Assistant Directors