

# Memorandum



CITY OF DALLAS

DATE April 17, 2015

TO Honorable Members of the Arts, Culture & Libraries Committee: Philip T. Kingston (Chair), Mónica R. Alonzo (Vice Chair), Vonciel Jones Hill, Jerry R. Allen, Carolyn R. Davis, Jennifer Staubach Gates

SUBJECT Authorize a construction services contract with Thos. S. Byrne, Ltd. dba Byrne Construction Services for the J Erik Jonsson Central Library 7th Floor Renovation located at 1515 Young Street – Agenda Item #18, April 22, 2015

The scope of this project includes interior architectural modifications to repurpose and re-organize space to better serve needs of library users, update mechanical, electrical and plumbing facilities, update archival storage and to provide for a better showcase for the unique features and offerings of the Special Collections department.

The interior architectural work will consist of refurbishing woodwork and doors, reorganizing the lobby and reading room areas involving new walls, redesigned restrooms that will meet new accessibility codes, reorganizing office/storage functions to create more efficient space and adding some new conference and exhibit space to better serve the needs for the library. The archival storage areas (limited access) will be reorganized and state-of-the-art high density storage system will be installed to better house existing archival storage and create growth space for incoming collections to be processed and stored.

The mechanical systems are being updated to include replacement of internally lined ductwork and general heating, ventilation and air conditioning (HVAC) upgrades, new electrical, lighting and control systems, upgrades to meet current codes for the fire sprinkler/fire alarm and accessibility, and connection to the existing building management system and security system.

The creation of new exhibit spaces will provide for a special transparent vault to allow for limited viewing of rare books and artifacts, a new Kenneth Jonsson Gallery for exhibition of curated exhibits to showcase the historical collections housed on this floor and to provide for the updated needs of the O'Hara Exhibit Hall for larger exhibits and conference space.

In addition to the basic scope of work, ten alternate bids will be accepted and incorporated in to the renovation.

Alternate #1 – The existing 5 X 5 ceiling grid will be disassembled, cleaned, repainted and re-installed

Alternate #2 – Existing oak paneling is to be stripped and refinished

Alternate #3 – Not Used

Alternate #4 – New sound system in the O'Hara Exhibit Hall

Alternate #5 – New video wall in Lobby 2, room #733

Alternate #6 – upgrade from new carpet tile to new cork flooring in the O'Hara Exhibit Hall

Alternate #7 – Install 3form tile to focal wall in the O'Hara Exhibit Hall

Alternate #8 – Provide three glass vitrines (display cases)

Alternate #9 – Provide three additional glass vitrines (display cases)

Alternate #10 – Provide temporary HVAC controls in the Declaration of Independence area and Shakespeare's First Folio area if humidity levels seem to be causing damage to the existing wood paneling

Alternate #11 – Remove the existing pneumatic HVAC controls and install new digital controls

Date April 17, 2015  
Subject Thos. S. Byrne, Ltd. dba Byrne Construction Services for the J Erik Jonsson Central Library 7th Floor Renovation

The J Erik Jonsson Central Library 7th Floor Renovation was advertised for Competitive Sealed Proposals on January 7, 2015. On February 5, 2015, four Competitive Sealed Proposals were received. The Proposal Evaluation Committee evaluated and ranked all proposals according to grading criteria provided in the project specifications. Upon completion of the proposal review process Thos. S. Byrne, Ltd. dba Byrne Construction Services was selected as the most qualified firm of the four proposers and recommended entering into contract negotiations with Thos. S. Byrne, Ltd. dba Byrne Construction Services for the J Erik Jonsson Central Library 7th Floor Renovation.

Funding for the renovation will be through a public-private partnership between the City of Dallas and the Friends of the Dallas Public Library (FoDPL). Founded in 1950, FoDPL entered into its earliest public-private partnership in 1951 to purchase a bookmobile for the Library. Since that initial gift, the FoDPL has worked with the City of Dallas to enhance the library system's ability to serve Dallas citizens. To date, the FoDPL have donated to the renovation of the 1st floor through the 5th floor and the 8th floor. In 2015, the FoDPL is celebrating their 65th year of support by participating in the renovation by providing a matching grant to assist in funding the renovation of the seventh floor of the J. Erik Jonsson Central Library.

Please contact Zaida Basora, FAIA at 214-948-5360 if you have additional questions.



Jill A. Jordan, P.E.  
Assistant City Manager

- c: Honorable Mayor and Members of the City Council
- A.C. Gonzalez, City Manager
- Warren M.S. Ernst, City Attorney
- Craig D. Kinton, City Auditor
- Rosa A. Rios, City Secretary
- Daniel F. Solis, Administrative Judge
- Ryan S. Evans, First Assistant City Manager

- Eric D. Campbell, Assistant City Manager
- Mark McDaniel, Assistant City Manager
- Joey Zapata, Assistant City Manager
- Jeanne Chipperfield, Chief Financial Officer
- Sana Syed, Public Information Officer
- Elsa Cantu, Assistant to the City Manager – Mayor & Council