

Memorandum



CITY OF DALLAS

DATE January 2, 2015

TO Members of the Budget, Finance & Audit Committee: Jerry R. Allen (Chair),
Jennifer S. Gates (Vice Chair), Tennell Atkins, Sheffie Kadane, Philip T. Kingston

SUBJECT Upcoming Agenda Item: Construction Contract for the exterior renovation of the Old Municipal Building (106 South Harwood Street)

On July 16, 2014, the renovation of the Old Municipal Building was advertised for competitive sealed proposals. On September 4, 2014, five proposals were received. The proposal evaluation committee evaluated and ranked all proposals according to grading criteria provided in the project specifications. Phoenix 1 Restoration and Construction Ltd. ("Phoenix") was chosen as the most qualified firm of the five proposers, and it is recommended that the City of Dallas enter into a construction contract with Phoenix for the scope of work detailed in the Project Manual, construction documents and the Best and Final Offer document prepared by Phoenix on October 22, 2014.

The scope of the exterior renovation project includes:

- Restoration of the exterior limestone to its original condition and texture
- Restoration, repair or replacement of terra cotta cornices, column capitals and balustrades
- Replacement of the green terra cotta tile on the mansard roof
- Replacement of the building's flat roof
- Replacement of existing aluminum windows with historically correct wooden windows
- Restoration of the original exterior bronze doors and light fixtures
- Construction of an ADA compliant ramp
- Replacement of the sidewalk on three sides of the building with historically correct concrete
- Waterproofing basement and sub-basement walls
- Selective interior demolition to expose all original remaining 1914 details
- Removal of a portion of the jail cells (Oswald's cell to remain in place), the City will retain ownership

The building will be used for the University of North Texas (UNT) Law School. The City has been working on an agreement for the use of the building by UNT since 2004. UNT will be responsible for the interior renovation of the building once funding is approved for the Law School by the Texas Legislature. Please let me know if you need additional information.

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

c: A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Pios, City Secretary
Daniel F. Sofis, 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