

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 10, 2014

COUNCIL DISTRICT(S): 7

DEPARTMENT: Trinity Watershed Management
Public Works Department
Park & Recreation

CMO: Jill A. Jordan, P.E., 670-5299
Joey Zapata, 670-1204

MAPSCO: 57-U

SUBJECT

Authorize an increase in the contract with Sedalco/Metalman Design/Build Corporation, A Joint Venture, for additional scope of work to include: parking and new entry gate for Big Spring, modification to the fire lane and other miscellaneous items at the Texas Horse Park located at 811 Pemberton Hill Road - Not to exceed \$90,251, from \$11,551,787 to \$11,642,038 - Financing: 1998 Bond Funds

BACKGROUND

The original contract was awarded to Sedalco/MetalMan Design/Build Corporation, A Joint Venture, by Resolution No. 13-0903 on May 22, 2013, for construction of the Texas Horse Park, in an amount not to exceed \$10,683,100.00.

Change Order No. 1, authorized by Administrative Action No. 13-1224 on August 23, 2013, for modification of the Equest Horse Barn and revisions of the design of the River Ranch Barn at the Texas Horse Park, at no additional cost, thereby the contract amount remains unchanged.

Change Order No. 2, authorized by Council Resolution No. 13-1772 on October 8, 2013, in an amount not to exceed \$581,700.00, increasing the contract from \$10,683,100.00 to \$11,264,800.00 for signage; fire suppression system, fire lines, fire alarm systems, and emergency lighting at the covered arenas; communications conduits; switchgear for kitchen equipment; and revised domestic water lines at the Texas Horse Park. Additionally, this action authorized receipt and deposit of funds in the amount of \$350,000.00 from Texas Horse Park Fund of the Dallas Foundation, and establishment of appropriations in the Texas Horse Park Fund of the Dallas Foundation Fund in the amount of \$350,000.00.

BACKGROUND (Continued)

Change Order No. 3, authorized by Administrative Action No. 13-6874 on November 25, 2013, for additional days to the substantial completion date resulting from a delay obtaining the project permit for the Texas Horse Park, at no additional cost, thereby the contract amount remains unchanged.

Change Order No. 4, authorized by Administrative Action No. 13-6998 on December 20, 2013, for revisions to the electrical services from two transformers and installation of two meter base mounts for separate tenant power metering at the Texas Horse Park, in an amount not to exceed \$26,982, increasing the contract amount from \$11,264,800.00 to \$11,291,782.00.

Change Order No. 5, authorized by Administrative Action No. 14-5371 on February 13, 2013, for structural concrete foundation changes, increased sanitary sewer pipe size, adding electrical power disconnect and conduit for public art sculpture at the Texas Horse Park, in an amount not to exceed \$43,268.75, increasing the contract amount from \$11,291,782.00 to \$11,335,050.75.

Change Order No. 6, authorized by Administrative Action No. 14-0468 on April 29, 2014, for installation of primary feeder conduit, increased size of underground communication conduit, additional hose bibs, increase size of the River Ranch arena and revision of River Ranch Administration south elevation window size at the Texas Horse Park, in an amount not to exceed \$48,949.25, increasing the contract amount from \$11,335,050.75 to \$11,384,000.00.

Change Order No. 7, authorized by Administrative Action No. 14-1758 on June 13, 2014, for communications room and conduit revisions per AT&T; rip-rap; revise grading and other miscellaneous changes, in an amount not to exceed \$45,490.00, increasing the contract amount of \$11,384,000.00 to \$11,429,490.00.

Change Order No. 8, authorized by Administrative Action No. 14-1114 on July 11, 2014, for credit for decomposed granite at River Ranch Covered Arena and Equest Covered arena, credit for 1/4" gauge chain in lieu of swing gates, tree removal, revised site drainage grading, and other miscellaneous items at Texas Horse Park, in an amount not to exceed \$49,547.00, increasing the contract from \$11,429,490.00 to \$11,479,037.00.

Change Order No. 9, authorized by Administrative Action No. 14-1533 on September 18, 2014, for credit to install a yard hydrant, gas hot water heaters, gas service, demolition of existing well house and related concrete footings and slabs, modifications to unit heaters and light fixtures at the Texas Horse Park, in an amount not to exceed \$44,763.00, increasing the contract from \$11,479,037.00 to \$11,523,800.00.

BACKGROUND (Continued)

Change Order No. 10, authorized by Administrative Action No. 14-0967 on November 6, 2014, for installation drain sump, relocation of trash receptacles and hand dryers, installation of interlocking ramp, construction of a sprinkler-enclosure, modifications to millwork, removal of two private power poles and credit for manual lavatory faucets at the Texas Horse Park, in an amount not to exceed \$27,987.00, increasing the contract from \$11,523,800.00 to \$11,551,787.00.

This action would authorize Change Order No. 11 to the contract with Sedalco/MetalMan Design/Build Corporation, A Joint Venture, in an amount not to exceed \$90,251.00, increasing the contract from \$11,551,787.00 to \$11,642,038.00, for additional scope of work to include: parking and new entry gate for Big Spring, modification to the fire lane and other miscellaneous items at the Texas Horse Park.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	June 2013
Complete Construction	November 2014

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized the advertisement for a Request for Competitive Sealed Proposals on March 7, 2013.

The Park and Recreation Board authorized award of the contract on May 16, 2013.

The City Council authorized award of the contract on May 22, 2013, by Resolution No. 13-0903.

The City Council authorized Change Order No. 2 on October 8, 2013, by Resolution No. 13-1772.

FISCAL INFORMATION

1998 Bond Funds - \$90,251.00

Construction Contract	\$10,683,100.00
Change Order No. 1	\$0.00
Change Order No. 2	\$581,700.00
Change Order No. 3	\$0.00
Change Order No. 4	\$26,982.00
Change Order No. 5	\$43,268.75
Change Order No. 6	\$48,949.25
Change Order No. 7	\$45,490.00
Change Order No. 8	\$49,547.00
Change Order No. 9	\$44,763.00
Change Order No. 10	\$27,987.00
Change Order No. 11 (this action)	<u>\$90,251.00</u>
Total	\$11,642,038.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Sedalco/MetalMan Design/Build Corporation, A Joint Venture

White Male	27	White Female	6
Black Male	0	Black Female	0
Hispanic Male	2	Hispanic Female	1
Other Male	0	Other Female	0

OWNERS

Sedalco/MetalMan Design/Build Corporation, A Joint Venture

Sedalco, LP

Tom Krader, President

MetalMan Design/Build Corporation

Tamara S. Crooks, President/Secretary/Treasurer

J. V. McLure, Vice President

Frank Argumaniz, Vice President

MAP

Attached



**Texas Horse Park
(811 Pemberton Hill Rd)**

MapSCO
57 U

District
7

November 6, 2014

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with Sedalco/Metalman Design/Build Corporation, A Joint Venture, for additional scope of work to include: parking and new entry gate for Big Spring, modification to the fire lane and other miscellaneous items at the Texas Horse Park located at 811 Pemberton Hill Road - Not to exceed \$90,251, from \$11,551,787 to \$11,642,038 - Financing: 1998 Bond Funds

Sedalco/Metalman Design/Build Corporation, A Joint Venture, is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$66,662.00	73.86%
Non-local contracts	\$23,589.00	26.14%
TOTAL THIS ACTION	\$90,251.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Signature Contracting/SCS Fencing	WFDB60982Y0315	\$34,600.00	51.90%
Total Minority - Local		\$34,600.00	51.90%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Miller Sierra Contractors, Inc.	HMMB5859N0914	\$8,665.00	36.73%
Metal/Man Design Build Corp.	PFDB62020Y0515	\$3,494.00	14.81%
Madden Electric	WFWB61008N0315	\$5,395.00	22.87%
Total Minority - Non-local		\$17,554.00	74.42%

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$607,833.00	5.22%
Hispanic American	\$8,665.00	9.60%	\$1,825,726.00	15.68%
Asian American	\$3,494.00	3.87%	\$944,674.00	8.11%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$39,995.00	44.32%	\$1,755,816.00	15.08%
Total	\$52,154.00	57.79%	\$5,134,049.00	44.10%

December 10, 2014

WHEREAS, on May 22, 2013, by Resolution No. 13-0903, Sedalco/MetalMan Design/Build Corporation, A Joint Venture was awarded a contract for construction of the Texas Horse Park located at 811 Pemberton Hill Road, in an amount not to exceed \$10,683,100.00;

WHEREAS, on August 23, 2013, Administrative Action No. 13-1224 authorized Change Order No. 1 for modification of the Equest Horse Barn and revisions of the design of the River Ranch Barn at the Texas Horse Park, at no additional cost, thereby the contract amount remains unchanged; and

WHEREAS, on October 8, 2013, Resolution No. 13-1772 authorized Change Order No. 2 for signage; fire suppression system, fire lines, fire alarm systems, and emergency lighting at the covered arenas; communications conduits; switchgear for kitchen equipment; and revised domestic water lines at the Texas Horse Park, in an amount not to exceed \$581,700.00, increasing the contract from \$10,683,100.00 to \$11,264,800.00. Additionally, this action authorized receipt and deposit of funds in the amount of \$350,000.00 from Texas Horse Park Fund of the Dallas Foundation, and establishment of appropriations in the Texas Horse Park Fund of the Dallas Foundation Fund in the amount of \$350,000.00.

WHEREAS, on November 25, 2013, Administrative Action No. 13-6874 authorized Change Order No. 3 for additional days to the substantial completion date resulting from a delay obtaining the project permit for the Texas Horse Park, at no additional cost, thereby the contract amount remains unchanged; and

WHEREAS, on December 20, 2013, Administrative Action No. 13-6998 authorized Change Order No. 4 for revisions to the electrical services from two transformers and installation of two meter base mounts for separate tenant power metering at the Texas Horse Park, in an amount not to exceed \$26,982, increasing the contract amount from \$11,264,800.00 to \$11,291,782.00; and

WHEREAS, on February 13, 2013, Administrative Action No. 14-5371 authorized Change Order No. 5 for structural concrete foundation changes, increased sanitary sewer pipe size, adding electrical power disconnect and conduit for public art sculpture at the Texas Horse Park, in an amount not to exceed \$43,268.75, increasing the contract amount from \$11,291,782.00 to \$11,335,050.75; and

WHEREAS, on April 29, 2014, Administrative Action No. 14-0468 authorized Change Order No. 6 for installation of primary feeder conduit, increased size of underground communication conduit, additional hose bibs, increase size of the River Ranch arena and revision of River Ranch Administration south elevation window size at the Texas Horse Park, in an amount not to exceed \$48,949.25, increasing the contract amount from \$11,335,050.75 to \$11,384,000.00; and

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WHEREAS, on July 11, 2014, Administrative Action No. 14-1114 authorized Change Order No. 8 for credit for decomposed granite at River Ranch Covered Arena and Equest Covered arena, credit for 1/4" gauge chain in lieu of swing gates, tree removal, revised site drainage grading, and other miscellaneous items at Texas Horse Park, in an amount not to exceed \$49,547.00, increasing the contract from \$11,429,490.00 to \$11,479,037.00; and

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WHEREAS, on November 6, 2014, Administrative Action No. 14-0967 authorized Change Order No. 10 for installation drain sump, relocation of trash receptacles and hand dryers, installation of interlocking ramp, construction of a sprinkler-enclosure, modifications to millwork, removal of two private power poles and credit for manual lavatory faucets at the Texas Horse Park, in an amount not to exceed \$27,987.00, increasing the contract from \$11,523,800.00 to \$11,551,787.00; and

WHEREAS, this action would authorize Change Order No. 11 to the contract with Sedalco/MetalMan Design/Build Corporation, A Joint Venture, in an amount not to exceed \$90,251.00, increasing the contract from \$11,551,787.00 to \$11,642,038.00, for additional scope of work to include: parking and a new entry gate for Big Spring, modification to the fire lane and other miscellaneous items at the Texas Horse Park.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute Change Order No. 11 to the contract with Sedalco/Metalman Design/Build Corporation, A Joint Venture for additional scope of work to include: parking and a new entry gate for Big Spring, modification to the fire lane and other miscellaneous items at the Texas Horse Park, in an amount not to exceed \$90,251.00, increasing the contract from \$11,551,787.00 to \$11,642,038.00.

December 10, 2014

SECTION 2. That the City Controller is hereby authorized to pay the amount of \$90,251.00 to Sedalco/Metalman Design/Build Corporation, A Joint Venture, as follows:

1998 Bond Funds

Fund 5P14, Department PBW, Unit N966, Object 4599

Activity TRPP, Program PK06T291, CT-PKR13019386

Vendor #VS0000037697, in an amount not to exceed

\$90,251.00

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.