

# City Hall Renovation

AWARD CONSTRUCTION CONTRACT

### Background

On September 19, 2022, City Council approved a contract with Brinkley Sargent Wiginton for professional services for City Hall Renovation. This included a new HR area, HVAC upgrades, and updated bathrooms.





## Updated Design

On October 16, 2023, City Council requested staff to amend the design and include a new Council Workroom and updated offices for the City Secretary Office.

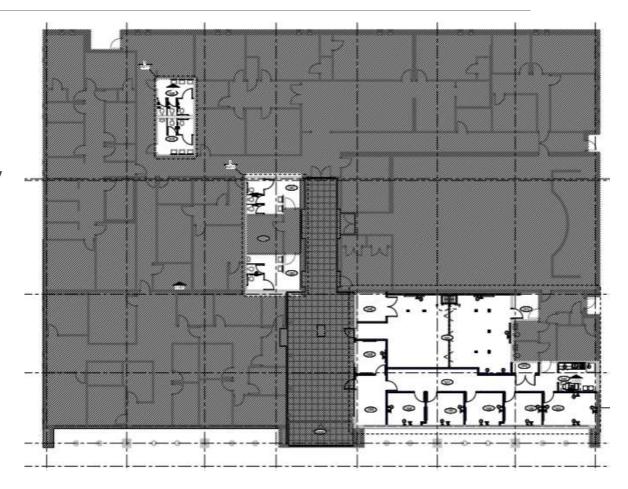
This option includes design, construction, and FFE for a cost of \$1,552,355



# Design

#### Design Includes:

- New Council Workroom with technology enhancements
- Offices for City Secretary's Office including copy room and meeting room
- HVAC Replacements
- Security upgrades throughout city hall
- Renovations to the existing bathrooms (Included as an alternative in proposals)





## Competitive Sealed Proposals

#### RFCSP 2025-001 City Hall Renovation

- Posted on November 8, 2024
- Mandatory Pre-Proposal Meeting and Site Visit on December 2, 2024
- Project close on December 11, 2024
- •Staff reviewed and scored the proposals by December 13, 2024
- Staff received nine submissions
- Three submissions were deemed non-responsive



## Competitive Sealed Proposals

Based on how close the top three proposals were, staff requested interviews and presentations from C1S Group, Inc., Tegrity Contractors, Inc., and Falkenberg Construction Co.

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# Competitive Sealed Proposals

	Total	Proposal Price	Firm Profile & Financial Capability	Key Personnel with Similar Project Experience	Comparable Experience	Compliance with RFCSP	Optional Interview
Supplier	/ 115 pts	/ 45 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 5 pts	/ 15 pts
Tegrity Contractors Inc.	101.75	36	18	14	13.75	5	15
C1S Group, Inc.	100	33	20	14.5	14.5	5	13
Falkenberg Construction Co.	96.42	38	18.5	11.5	14.25	4.5	9.667
Acumen Enterprises, Inc.	81	44	12.75	10	9.25	5	-
CGC General Contractors, Inc.	67.25	31	12.75	10	9.25	4.25	-
JM Construction Solutions	63	45	7.5	4	4.25	2.25	-



### Tegrity Contractors Inc.

Dallas/Fort Worth based firm licensed as a general contractor.

Established in 1998

Recent renovation projects in Carrollton, Mansfield, and Argyle

60% of projects are municipal/public sector

#### **Proposal**

Based Bid - \$777,777 (includes 10% Contingency)

Bathroom Add Alt - \$70,777



# Technology Costs

Technology Costs associated with the renovation are for:

Item	Vendor	Price	
Networking	Polarity Networks	\$23,689.90	
Access Control	Stone Security	\$25,708.64	
Security Cameras	Stone Security		
Panic System	SecureTech	\$14,788.00	
Streaming Equipment	Granicus		
		\$13,302.47	
AV System	Data Projections, Inc.	\$131,953.32	
	Total	\$209,442.33	



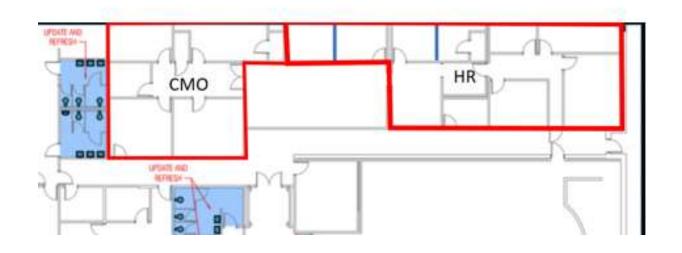
### Additional Work

Small Construction Contract - \$40,000

Electrical Work – In-House

Furniture - \$60,000

Total Funding - \$100,000





### Timeline

Council Action
January 21, 2025

Notice To Proceed January 27, 2025 Construction of Council Workroom/CSO May 31, 2025

CMO/HR Work Complete July 31, 2025



# Funding

- •Royalty \$800,000
  - Budget adjustment to reduce GF Cash Contribution
- •W/S \$80,000
  - Carryover from Ellison Street Building
- •4A \$76,237
  - Carryover from Ellison Street Building
- •GF \$542,317
  - Original Cash Funding Reduced from \$1.4M

•Total Funding - \$1,498,554



### Expenses

Construction Base - \$777,777

Bathroom Add Alt - \$70,777

Technology - \$209,000

Furniture - \$341,000

Additional Work -\$100,000

**Total Expenses - \$1,498,554** 

### Action Requested

• Approve a construction contract for RFCSP 2025-001 City Hall Renovation with Tegrity Contractors, Inc in the amount of \$848,554.



### Action Requested

• Approve a contract with Data Projections LLC for the purchase and installation of hardware and software to equip the council workroom with robust meeting and streaming capabilities in the amount of \$131,953.32.





# Questions / Comments

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