



City Hall Renovation

AWARD CONSTRUCTION CONTRACT

Background

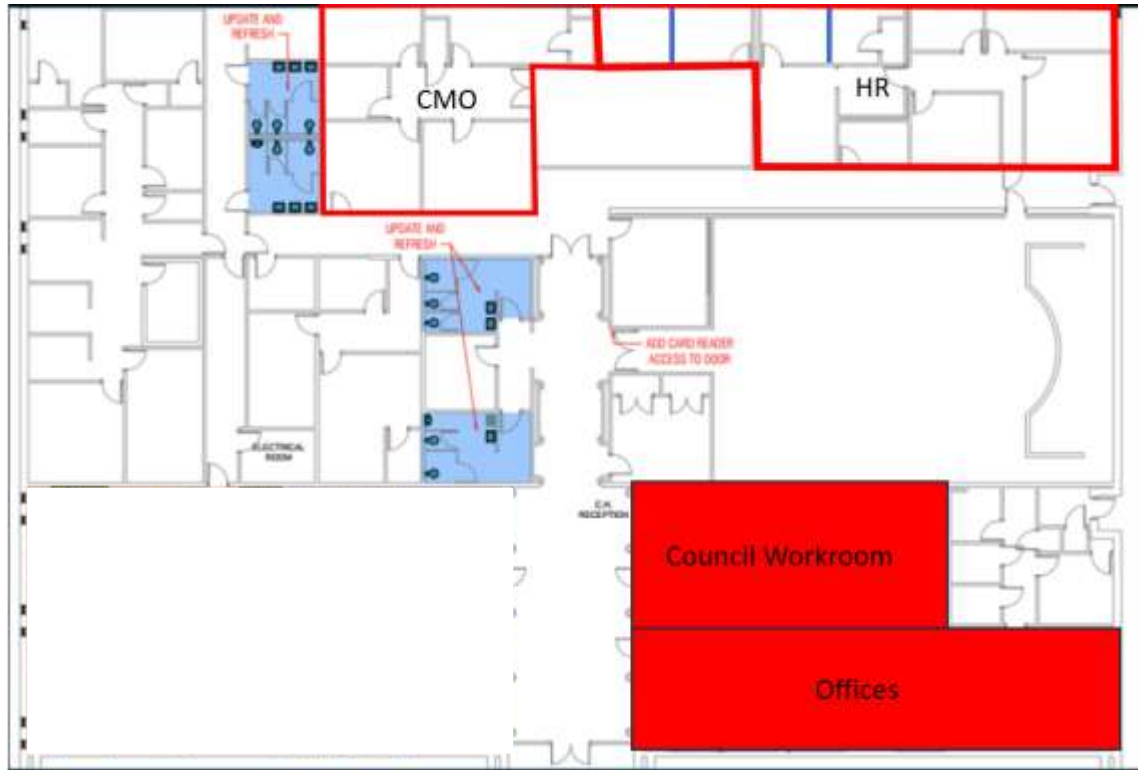
On September 19, 2022, City Council approved a contract with Brinkley Sargent Wiginton for professional services for City Hall Renovation. This included a new HR area, HVAC upgrades, and updated bathrooms.



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.

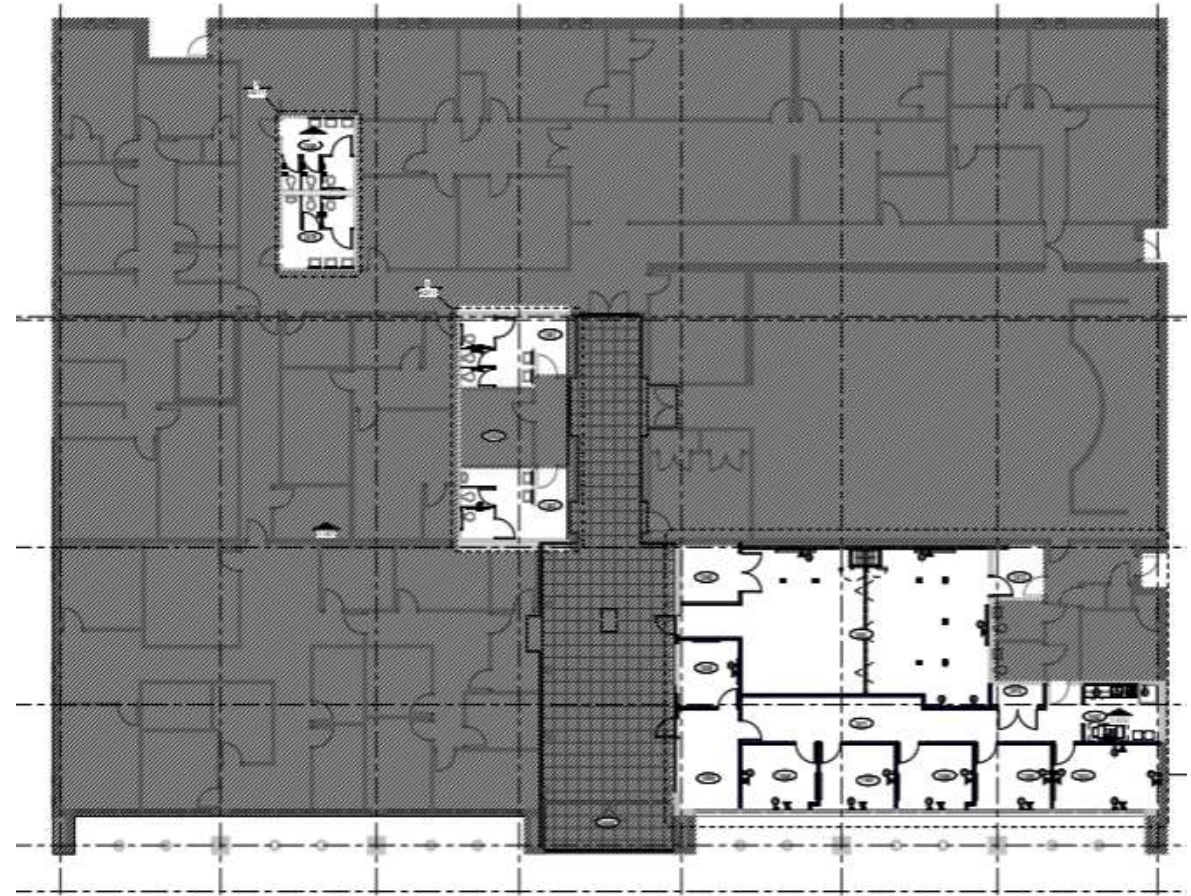
This option includes design, construction, and FFE for a cost of \$1,552,355



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.

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		
Panic System	SecureTech	\$14,788.00
Streaming Equipment	Granicus	\$13,302.47
AV System	Data Projections, Inc.	\$131,953.32
	Total	\$209,442.33

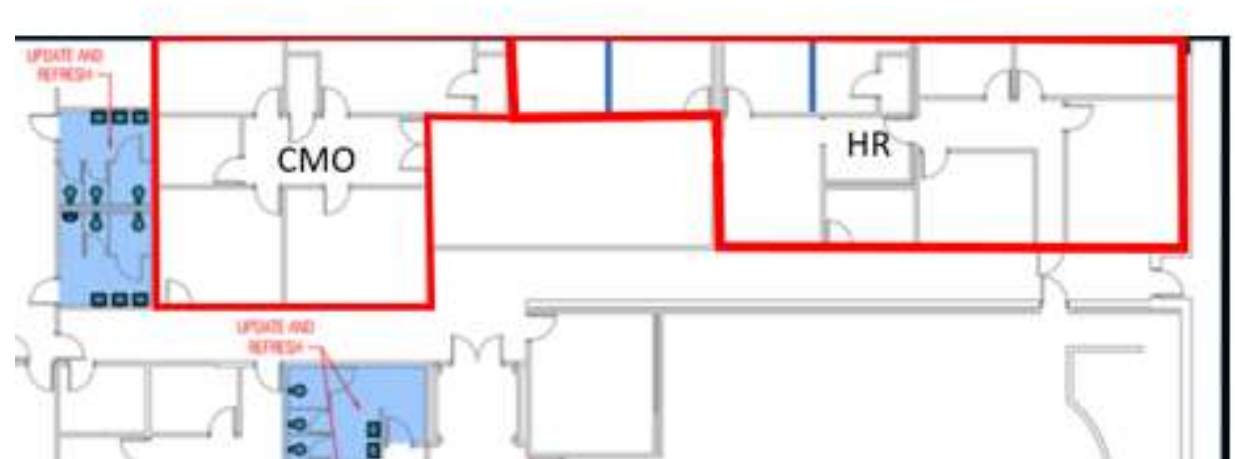
Additional Work

Small Construction Contract -
\$40,000

Electrical Work – In-House

Furniture - \$60,000

Total Funding - \$100,000



Timeline





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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