Contracts for On-Call Construction Services

Operations, Safety, & Security Committee
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Darryl E. Spencer, P.E.
Sr. Assistant Vice President, Engineering
On-Call Construction Services
Background

- Operations Engineering uses On-Call Construction Services (OCCS) to manage small construction, repair, and modification projects.
- Approximately every three (3) years, DART solicits the next On-Call Construction Services (OCCS) contract and seeks Board authorization for the total contract value.
- DART enters into a contract agreement with a competitively-selected pool of Contractors for the term of the new contract.
- Projects are assigned through Task Orders under $250,000.
- Task Orders cover a diverse range of work.
Proposed Pool Contractors

3i CONTRACTING

Advance Contracting Group

PHILLIPS MAY CORPORATION

FS360 GENERAL CONTRACTORS

Vescorp Construction, LLC

let's go.
Typical Types of Projects

• Mechanical
• Electrical
• Plumbing upgrades
• Drainage projects
• Pavement / Sidewalk / Curb / Concrete Repairs or Improvements
• Roofing repairs and replacement
• LRT and Bus facility upgrades
• TRE station improvements
• DART-owned Historical building repairs and upgrades
• Office Building upgrades and renovations
• Other Repair and Replacement projects – All DART operating facilities
• New Technology Installations
• Safety and Security and L.E.D. Lighting upgrades have been added to project mix.
Examples of Construction Work (Task Orders)

- Convention Center
- Electric Bus Charging Station
- South Oak Cliff Facility
- Cooling Tower Replacement
Examples of Construction Work (Task Orders)

Northwest Bus Facility Breakroom Renovations

Irving 3 Line Section DFW Visual Message Board Installation
Operations OCCS Prior FY18/FY19 Accomplishments (Examples)

- OCCS undertook several unplanned or unanticipated (yet, innovative) projects above and beyond the normal project type:
  - Zero-emission electric bus charging stations ($1,003,905)
  - Infrastructure installation for vertical lift machines for new asset management system ($110,565)
  - Safety and security site improvements and camera installations - Board Resolution 170127 ($57,143)
  - Passenger Station L.E.D. lighting upgrades - Board Resolutions 170055 and 170127 ($1,237,219)
Current and Future Needs

- Safety and security improvements at West End Station and outlying stations
- L.E.D. lighting upgrades – continue program
- Refresh and upgrade employee breakrooms, restrooms, and locker rooms in bus shops and rail facilities
- Continue concrete replacement at bus shops and passenger stations
- Install PECs at DART Bus and LRT Stations
- Upgrade HVAC systems
- Roof replacements
- Energy savings projects for facilities and infrastructure
DART OCCS strives to meet an internal, mini-mission of developing small-business contractors:

• Provide advice on management and administrative activities

• Train and mentor to improve skills in:
   – General business practices
   – Construction and project management
   – Invoicing and cashflow tracking
   – Estimating
   – Project budgeting
   – Planning and scheduling
   – Regulatory code awareness and compliance
Recommendation

Approval of a resolution to:

• Authorize the President/Executive Director or his designee to:
  1) Execute Contracts for On-Call Construction Services to:
     – Vescorp Construction, LLC
     – Gilbert May, Inc., dba Phillips May Corporation
     – Alvand Construction, Inc dba Advance Contracting Group
     – 3i Contracting, LLC
     – FS360, LLC
  2) Authorize a total not-to-exceed amount of $12,500,000
Questions
Advance Contracting Group

Founded in 1974.

Provides general construction across all trades and disciplines.

Specialties: Civil Construction, Job Order Contracting, Demolition, Construction Management Services.

ACG is in their second contract term for OCCS and is the newest Pool Contractor.

They provide responsive, dependable results.
VesCorp Construction, LLC

Founded in 2011

Provides general construction across all trades and disciplines.

Specialties: Paving, Concrete Contracting, Building Alterations and Repairs, Commercial New Construction.

Provides flexible, can-do service to DART. Valuable partner that DART relies on to provide timely, innovative solutions.

A Principle in company has been a major contributor to DART OCCS for 15+ years.
Gilbert May, Inc., dba Phillips May Corporation

Founded in 1990

Provides general construction across all trades and disciplines.


Has been a valuable pool contractor for DART OCCS for 15+ years.

Has been both a Prime contractor and a Subcontractor on other DART projects.
3i Contracting

Founded in 2001

3i provides general construction services.

**Specialties**: Education Construction, Transportation Construction, Aviation Construction, Religious Construction.

3i has been an OCCS pool contractor but chose not to bid the previous contract. They will be rejoining the Pool of Contractors.

Committed to delivering total client satisfaction on all projects.
FS360 General Contractors

Founded in 2008.

Provides excellent general contracting, construction and program management.

Specialties: Aviation, Corporate, Distribution/Logistics, Education, Government, Manufacturing, Office, Retail and Transportation industries.

FS360 will also be in their first contract term for OCCS and will be a new Pool Contractors.

FS360 is committed to producing results with passion, discipline, and integrity every step of the way.