



GALLAGHER

March 6, 2018

Mr. Jeff Harting  
Director of Parks and Recreations  
City of Farmers Branch  
13000 William Dodson Parkway  
Farmers Branch, Texas 75234

**Re: Farmers Branch Historical Park – Gilbert House Foundation Stabilization & Old Church Renovations  
Recommendation to Award**

Dear Mr. Harting:

The City of Farmers Branch received competitive sealed proposals for the Farmers Branch Historical Park, Gilbert House and Old Church on Thursday, February 15, 2018. Please refer to the attached proposal tabulations for results.

Following are the recommendations for award from Gallagher Construction Services. Each proposal has been evaluated based on the selection criteria outlined in the specifications. Based on these evaluations, the project team consisting of Architexas, JQ Engineering and Gallagher Construction Services recommends that the City of Farmers Branch extend contract awards to the following companies in the specified amounts:

|                                               |                                          |              |
|-----------------------------------------------|------------------------------------------|--------------|
| Gilbert House Foundation Stabilization:       | Phoenix 1 Restorations & Constructions   | \$239,980.00 |
| Old Church Interior and Exterior Renovations: | Solar Systems, Inc., DBA McMillan Movers | \$411,356.00 |

Other Project Costs:

|              |                                               |              |
|--------------|-----------------------------------------------|--------------|
| Fees:        | Design, Engineering & Construction Management | \$114,500.00 |
| Contingency: | Unforeseen and/or Concealed Conditions        | \$ 30,000.00 |

|                            |                                                |                            |
|----------------------------|------------------------------------------------|----------------------------|
| <b>Total Project Cost:</b> | Gilbert House & Old Church Renovations/Repairs | <b><u>\$795,836.00</u></b> |
|----------------------------|------------------------------------------------|----------------------------|

Attached is the Selection Criteria Scoring Matrix and a copy of the bid tabulation for the projects.

We recommend that the City award these contracts contingent upon further negotiations with the City's representative and receipt of the required insurance and bonds and if the awarded contractor does not provide them, award is made to the respondent with the next highest evaluation.

We are honored for the continued opportunity to work with the City of Farmers Branch and look forward to the successful completion of this project.

Sincerely,  
GALLAGHER CONSTRUCTION SERVICES

Bill Morgan, Preconstruction Services

FARMERS BRANCH HISTORICAL PARK  
GILBERT HOUSE FOUNDATION & OLD CHURCH RENOVATIONS  
BID DATE: FEBRUARY 15, 2018  
SELECTION CRITERIA

GILBERT HOUSE FOUNDATION STABILIZATION  
SCORING CRITERIA

| MAX POINTS | CSP PROPOSAL                                       | NO. DAYS | TAURUS COMMERCIAL | NO. DAYS | PHOENIX 1        | NO. DAYS | MART, INC         | NO. DAYS | MC MILLAN MOVERS |
|------------|----------------------------------------------------|----------|-------------------|----------|------------------|----------|-------------------|----------|------------------|
|            |                                                    | BID      | BID AMOUNT        | BID      | BID AMOUNT       | BID      | BID AMOUNT        | BID      | BID AMOUNT       |
| 40         | 1 PURCHASE PRICE                                   | 0        | NO BID            | 0        | 90 \$ 239,980.00 | 30       | 160 \$ 237,644.00 | 40       | NO BID           |
| 15         | 2 ADEQUATE MANPOWER/SCHEDULE                       | 0        |                   | 0        |                  | 15       |                   | 5        |                  |
| 10         | 3 UNDERSTANDING OF PROJECT SCOPE                   | 0        |                   | 0        |                  | 10       |                   | 10       |                  |
| 10         | 4 PLACE OF BUSINESS IN FARMERS BRANCH              | 0        |                   | 0        |                  | 10       |                   | 0        |                  |
| 5          | 5 REPUTATION                                       | 0        |                   | 0        |                  | 5        |                   | 5        |                  |
| 5          | 6 QUALITY OF VENDOR'S WORK                         | 0        |                   | 0        |                  | 5        |                   | 5        |                  |
| 5          | 7 EXTENT OF VENDOR'S ABILITY TO MEET OWNER'S NEEDS | 0        |                   | 0        |                  | 5        |                   | 5        |                  |
| 5          | 8 LONG TERM COST TO CITY                           | 0        |                   | 0        |                  | 5        |                   | 5        |                  |
| 4          | 9 PAST RELATIONSHIP/PROJECTS WITH FARMERS BRANCH   | 0        |                   | 0        |                  | 4        |                   | 4        |                  |
| 1          | 10 DESIGNATION AS HUB                              | 0        |                   | 0        |                  | 0        |                   | 0        |                  |
| 100        | GILBERT HOUSE TOTALS                               | 0        |                   | 0        |                  | 89       |                   | 79       |                  |

OLD CHURCH EXTERIOR & INTERIOR RENOVATIONS  
SCORING CRITERIA

| MAX POINTS | NO. DAYS                                           | TAURUS COMMERCIAL | NO. DAYS | PHOENIX 1        | NO. DAYS | MART, INC         | NO. DAYS | MC MILLAN MOVERS |
|------------|----------------------------------------------------|-------------------|----------|------------------|----------|-------------------|----------|------------------|
|            | BID                                                | BID AMOUNT        | BID      | BID AMOUNT       | BID      | BID AMOUNT        | BID      | BID AMOUNT       |
| 40         | 1 PURCHASE PRICE                                   | 62 \$ 289,865.00  | 40       | 90 \$ 656,850.00 | 10       | 160 \$ 411,356.00 | 30       | 90 \$ 411,356.00 |
| 15         | 2 ADEQUATE MANPOWER/SCHEDULE                       | 15                | 15       | 15               | 15       | 10                | 15       | 15               |
| 10         | 3 UNDERSTANDING OF PROJECT SCOPE                   | 2                 | 2        | 10               | 10       | 5                 | 10       | 10               |
| 10         | 4 PLACE OF BUSINESS IN FARMERS BRANCH              | 0                 | 0        | 0                | 0        | 0                 | 0        | 0                |
| 5          | 5 REPUTATION                                       | 5                 | 5        | 5                | 5        | 5                 | 5        | 5                |
| 5          | 6 QUALITY OF VENDOR'S WORK                         | 5                 | 5        | 5                | 5        | 5                 | 5        | 5                |
| 5          | 7 EXTENT OF VENDOR'S ABILITY TO MEET OWNER'S NEEDS | 5                 | 5        | 5                | 5        | 5                 | 5        | 5                |
| 5          | 8 LONG TERM COST TO CITY                           | 5                 | 5        | 5                | 5        | 5                 | 5        | 5                |
| 4          | 9 PAST RELATIONSHIP/PROJECTS WITH FARMERS BRANCH   | 0                 | 0        | 4                | 4        | 4                 | 4        | 4                |
| 1          | 10 DESIGNATION AS HUB                              | 0                 | 0        | 0                | 0        | 0                 | 1        | 1                |
|            | OLD CHURCH TOTALS                                  | 77                | 69       | 69               | 69       | 69                | 80       | 80               |

SCORING CRITERIA:

|         |                                            |           |
|---------|--------------------------------------------|-----------|
| ITEM #1 | PURCHASE PRICE GRADING - 40 POINTS MAXIMUM | 40 POINTS |
|         | LOW BIDDER:                                | 30 POINTS |
|         | 2ND BIDDER:                                | 20 POINTS |
|         | 3RD BIDDER:                                | 10 POINTS |
|         | 4TH BIDDER                                 | 10 POINTS |
| ITEM #2 | MANPOWER/SCHEDULE - 15 POINTS MAXIMUM      | 15 POINTS |
|         | 90 DAYS OR LESS                            | 10 POINTS |
|         | 91-120 DAYS                                | 5 POINTS  |
|         | OVER 120 DAYS                              |           |
| ITEM #3 | UNDERSTANDING OF SCOPE (SIMILAR PROJECT)   | 10 POINTS |
|         | MULTIPLE SIMILAR PROJECTS                  | 5 POINTS  |
|         | FEW SIMILAR PROJECTS                       | 0 POINTS  |
|         | NO SIMILAR PROJECTS                        |           |
| ITEM #4 | PLACE OF BUSINESS IN FARMERS BRANCH        | 10 POINTS |
|         | IN FARMERS BRANCH                          | 0 POINTS  |
|         | NOT IN FARMERS BRANCH                      |           |
| ITEM #5 | REPUTATION                                 | 5 POINTS  |
|         | FAVORABLE REFERENCES                       | 3 POINTS  |
|         | ACCEPTABLE REFERENCES                      | 0 POINTS  |
|         | BAD REFERENCES                             |           |

|          |                                                     |          |
|----------|-----------------------------------------------------|----------|
| ITEM #6  | QUALITY OF VENDOR'S WORK                            | 5 POINTS |
|          | HIGH QUALITY (FROM REFERENCES)                      | 3 POINTS |
|          | ACCEPTABLE QUALITY (FROM REFERENCES)                | 0 POINTS |
|          | LOW QUALITY (FROM REFERENCES)                       |          |
| ITEM #7  | EXTENT OF VENDOR TO MEET OWNER'S NEEDS              | 5 POINTS |
|          | EXCELLENT PAST PERFORMANCE                          | 3 POINTS |
|          | ACCEPTABLE PAST PERFORMANCE                         | 0 POINTS |
|          | UNACCEPTABLE PAST PERFORMANCE                       |          |
| ITEM #8  | LONG TERM COST TO CITY                              | 5 POINTS |
|          | EXCELLENT WARRANTY RESPONSE                         | 3 POINTS |
|          | ACCEPTABLE WARRANTY RESPONSE                        | 0 POINTS |
|          | UNACCEPTABLE WARRANTY RESPONSE                      |          |
| ITEM #9  | PAST RELATIONSHIP ON PROJECTS W/FB                  | 4 POINTS |
|          | EXCELLENT EXPERIENCE ON PAST PROJECTS               | 2 POINTS |
|          | ACCEPTABLE EXPERIENCE ON PAST PROJECTS              | 0 POINTS |
|          | UNACCEPTABLE EXPERIENCE ON PAST PROJECTS            |          |
| ITEM #10 | DESIGNATED AS A HISTORICALLY UNDERUTILIZED BUSINESS | 1 POINTS |
|          | CERTIFIED HUB CONTRACTOR                            | 0 POINTS |
|          | NO CERTIFICATION                                    |          |

