



**NORTHLAKE TOWN COUNCIL
SPECIAL MEETING AGENDA
FEBRUARY 26, 2024, AT 12:00 PM
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a Special Meeting on February 26, 2024, at 12:00 p.m., at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action. Town Councilmembers may appear virtually via video conference pursuant to Texas Government Code § 551.127. The following items will be considered:

1. CALL TO ORDER

A. Roll Call

2. ACTION ITEMS

The Following Items will be Considered:

A. Consider a Resolution of the Town Council of the Town of Northlake, Texas, selecting Lee Lewis Construction, LLC as the design-build firm offering the best value for the Town of Northlake to provide design-build services for the Dallas Stars Multi-Sports Center; and authorizing the Town Manager to negotiate and execute a design-build contract with Lee Lewis Construction, LLC; and providing an effective date

3. ADJOURN

With no further items to consider, the meeting will be adjourned.

NOTE: The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

CERTIFICATION

I, Zolaina R. Parker, Town Secretary for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on February 23, 2024, by 12:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



Zolaina R. Parker
Zolaina R. Parker, Town Secretary

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING I MPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLI NG 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: February 26, 2024

REF. DOC.: RFQ/RFP to provide Design Build Services for Dallas Stars Multi-Sports Center

SUBJECT: Consider a Resolution of the Town Council of the Town of Northlake, Texas, selecting Lee Lewis Construction, LLC as the design-build firm offering the best value for the Town of Northlake to provide design-build services for the Dallas Stars Multi-Sports Center; and authorizing the Town Manager to negotiate and execute a design-build contract with Lee Lewis Construction, LLC; and providing an effective date

GOALS/ OBJECTIVES: Promote Economic Vitality; 6.3 - Build out sports and entertainment corridor

BACKGROUND INFORMATION:

- January 13th: Published request for qualifications and proposals for design and construction of Dallas Stars Multi-Sports Center
- Design-Builder selected in two-step process:
 - Step 1: Request for Qualifications (RFQ)
 - Step 2: Request for Proposals: (RFP)
- Two Statements of Qualifications (SOQs) received:
 - Lee Lewis Construction
 - Haar Construction
- February 8: Town Council qualified Lee Lewis Construction to submit proposal
- February 16: Lee Lewis Construction submitted design/build service proposal
- February 22: Lee Lewis Construction submitted design/buid service contract

COUNCIL ACTION/DIRECTION:

Select Lee Lewis Construction, LLC, and authorize the Town Manager to negotiate and execute a contract for design/build services with Lee Lewis Construction, LLC



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

WHEREAS, the Town of Northlake had issued a request for qualifications and proposals for design and construction of Dallas Stars Multi-Sports Center using the Design-Build construction delivery method pursuant to Texas Gov't Code Ch. 2269; and

WHEREAS, the Design-Builder is to be selected in a two-step process, with the first step being a request for qualifications (RFQ) and the second step being a request for proposals (RFP); and

WHEREAS, respondents to the RFQ submitted Statements of Qualifications (SOQ) to by 2:00 pm, Saturday, February 3, 2024; and

WHEREAS, respondents to the RFQ certified to the Town that the architect or engineer that is a member of the Design-Build firm was selected based on demonstrated competence and qualifications, in the manner provided by Texas Gov't Code Sec. 2254.004; and

WHEREAS, RFQ respondents were evaluated and scored based on criteria outlined in RFQ/RFP; and

WHEREAS, on February 8, 2024, Lewis Construction, LLC was added by the Town Council to the Qualified List of applicants; and

WHEREAS, on February 16, 2024, Lee Lewis Construction, LLC submitted a proposal to provide Design-Build services for the Dallas Stars Multi-Sport Center in Northlake, TX; and

WHEREAS, the Town Council finds that the proposal provided by Lee Lewis Construction, LLC, offers the best value for the Town on the basis of the published selection criteria and based on the Town's ranking evaluations; and

WHEREAS, on February 22, 2024, Lee Lewis Construction, LLC submitted a contract to provide Design-Build services for the Dallas Stars Multi-Sport Center in Northlake, TX.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. All of the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified and incorporated into the body

of this resolution as if copied in their entirety.

Section 2. The Town Council of the Town of Northlake, Texas, selects Lee Lewis Construction, LLC as the design-build firm to provide design-build services for the Dallas Stars Multi-Sports Center and authorizes the Town Manager to negotiate and execute a design-build contract with Lee Lewis Construction, Inc., with an effective date of February 26, 2024.

Section 3. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on February 26, 2024.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Zolaina Parker, Town Secretary