

Mayor and Council Communication

DATE: 01/14/20

M&C FILE NUMBER: M&C 20-0025

LOG NAME: 21SECOND ANIMAL CARE & CONTROL CONSTRUCTION

SUBJECT

Authorize Execution of a Construction Manager at Risk Construction Contract with Muckleroy and Falls Construction Company, in the Not-To-Exceed Amount of \$11,716,859.00, for the Construction of the Second Animal Care & Control Facility (2018 BOND PROGRAM) (COUNCIL DISTRICT 7)

RECOMMENDATION:

It is recommended that the City Council authorize a Construction Manager at Risk construction contract with Muckleroy and Falls Construction Company, in the not-to-exceed amount of \$11,716,859.00, for the construction of the Second Animal Care & Control Facility.

DISCUSSION:

The purpose of this M&C is to authorize execution of a Construction Manager at Risk (CMAR) construction contract with Muckleroy and Falls Construction Company ("Muckelroy and Falls"), in the not-to-exceed amount of \$11,716,859.00, for the construction of the Second Animal Care & Control Facility.

The new facility is located on the North Service Center property at 301 Hillshire Drive and will house approximately 300 animals and along with the Chuck Silcox Animal Care and Control Facility serve the entire City. The design of this new facility was accomplished as part of the 2014 Bond Program by the architectural firm of Pierce Goodwin Alexander Linville, Inc. (M&C C-28439, October 17, 2018). The construction was as part of the 2018 Bond Program.

The City issued a Request for Proposals from Construction Managers-at-Risk (CMAR) contractors in the Fort Worth Star Telegram on August 2 and August 9, 2018. On August 30, 2018 the City received 11 responses for the expansion project from CMAR contractors. These firms were:

- Construction Zone of Texas, LLC
- FPI Builders, LLC
- Imperial Construction, Inc.
- Key Construction
- Ridgemont Commercial Construction
- Muckleroy & Falls
- Sedalco, Inc.
- Speed Fab-Crete Corp.
- Steele & Freeman, Inc.
- Thomas S. Byrne d/b/a Byrne Construction Services
- Tom Wright Construction, Inc. d/b/a Built Wright Construction

These proposals were reviewed by members of the Code Compliance Department, Office of Business Diversity and the Property Management Department. References were checked, the M/WBE Office evaluated their sub-consulting plan and the proposal was reviewed for completeness. Based on this evaluation, the selection team created a short list of Muckleroy & Falls, Steele & Freeman, Speed Fab Crete Corp. These CMAR contractors were invited to interviews on October 4, 2018. The selection team conducted interviews and developed the following scores:

CMAR Interviews	Muckleroy & Falls	Steele & Freeman	Speed Fab Crete
Proposed Fees	50	49	50
MBE Gaol & Utilization Plan	8.0	8.0	10.0
Interview, References and Experience	27	26	16
Past Work in and for the City of Fort Worth	7	5	5
TOTAL	92	88	81

Based on these interview scores, it was determined that Muckleroy & Falls was the best qualified for the CMAR construction contract for the new Second Animal Care and Control Facility. Staff administratively awarded a Pre-Construction Services Contract to Muckleroy & Falls, in the amount of \$9,500.00, to provide assistance with the design and cost estimating in the design phase.

The design phase is now complete and staff recommends the execution of the CMAR construction contract with Muckleroy and Falls, in the not-to-exceed amount of \$11,716,859.00, for the construction of the Second Animal Care & Control Facility.

The overall project costs, combining both the 2014 and 2018 Bond Propositions, is described in the table below:

TOTAL PROJECT BUDGET (2014 and 2018 Bond Programs)	TOTALS
Architectural & Engineering Contract (Completed in Prior Project)	\$1,259,335.00
CMAR Construction Contract, including 7.5 Owner's Construction Allowance	\$11,716,859.00
Project Administration Cost: Project Management, Bid Advertisement, IT, Security, Materials Testing, Contingency, FFE, etc.	\$2,827,706.00
PROJECT TOTAL	\$15,803,900.00

Facility Management Cost Impact: The impact to maintenance cost associated with this project for the Property Management Department, beginning in Fiscal Year 2021, is expected to be \$6,200.00 annually.

Waiver of Building Permit Fees - In accordance with the City Code of Ordinances, Part II, Chapter 7-1 Fort Worth Building Administrative Code, Section 109.2.1, Exception 2; "Work by non-City personnel on property under the control of the City of Fort Worth shall be exempt from the permit fees only if the work is for action under a contract that will be or has been approved by City Council with notes in the contract packages stating the fee is waived."

This project is included in the 2018 Bond Program. Available resources within the General Fund will be used to provide interim financing until debt is issued. Once debt associated with the project is sold, bond proceeds will reimburse the General Fund in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance No. 23209-05-2018) and subsequent actions taken by the Mayor and Council.

M/WBE Office - Muckleroy & Falls is in compliance with the City's BDE Ordinance by committing to 27% MBE participation on this CMAR project. The City's MBE goal on this CMAR project is 25%.

The new Second Animal Care and Control Facility is located in COUNCIL DISTRICT 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendation and award of the contract, funds are available in the current capital budget, as appropriated, in the 2018 Bond Program North Animal Care Facility project. Prior to any expenditure being incurred, the Code Compliance Department has the responsibility to validate the availability of funds.

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