

# Mayor and Council Communication

**DATE:** 03/03/20

**M&C FILE NUMBER:** M&C 20-0125

**LOG NAME:** 21DIAMOND HILL COMMUNITY CENTER DESIGN

**SUBJECT**

Authorize Execution of Amendment No. 1 to the Architectural Services Agreement with Good Fulton & Farrell, Inc. d/b/a GFF, Inc., in the Amount of \$718,865.00, for a Total Contract Value of \$794,000.00, to Provide Architectural Design and Construction Administration Services for the New Diamond Hill Community Center (2018 BOND PROGRAM) (COUNCIL DISTRICT 2)

**RECOMMENDATION:**

It is recommended that the City Council authorize the execution of Amendment No. 1 to the Architectural Services Agreement with Good Fulton & Farrell, Inc. d/b/a GFF, Inc., in the Amount of \$718,865.00, for a total contract value of \$794,000.00, to Provide Architectural Design and Construction Administration Services for the New Diamond Hill Community Center.

**DISCUSSION:**

The 2018 Bond Program includes \$9,900,000.00 to construct the Diamond Hill Community Center and demolish the existing facility. The Park & Recreation Department applied for a Texas Parks & Wildlife Department Indoor Grant and received an additional \$1,000,000.00 for the construction of this project (M&C No.C-29160).

A request for Statements of Qualifications (SOQ) was advertised in the [Fort Worth Star-Telegram](#) on January 17, 2019 and January 24, 2019. Twenty SOQs were received March 27, 2019. These submittals were from the following firms:

- Arcturis
- Arthur Weinman Architect
- Bennett Benner Partners
- Corgan Associates, Inc. d/b/a Corgan
- Demesne
- DSGN Associates, Inc.
- Good Fulton & Farrell, Inc. d/b/a GFF, Inc.
- GSBS Architects
- Harrisonkornberg Architects
- Huitt-Zollars, Inc.
- KAI/Alliance, LC d/b/a KAI Design
- Komatsu/Rangel, Inc. d/b/a Komatsu Architecture
- Lockwood, Andrews & Newman, Inc.
- Magee Architects, L.P.
- Oxley Williams Tharp Architects, PLLC
- Perkins + Will, Inc.
- RPGA Design Group, Inc.
- T. Howard & Associates Architects
- VLK Architects, Inc.

A selection team, comprised of members of the Park & Recreation Department, Property Management Department and the Office of Business Diversity, reviewed these proposals and met on April 25th, 2019 to create a short list for interviews. Interviews were conducted on March 21, 2019. The selection team prepared scores based on the interviews and discussions as follows:

| Design Proposal Evaluations         | Good Fulton & Farrell, Inc. d/b/a GFF, Inc. | GSBS Architects | Magee Architects L.P. |
|-------------------------------------|---|-----------------|-----------------------|
| Technical Approach                  | 39  | 35              | 35                    |
| Design Professionals Qualifications | 29  | 24              | 26                    |
| Project Management                  | 19  | 20              | 20                    |

|               |             |           |             |
|---------------|-------------|-----------|-------------|
| MWBE Review   | 7.5         | 7.0       | 4.0         |
| <b>TOTALS</b> | <b>94.5</b> | <b>86</b> | <b>85.0</b> |

After ranking the proposals and conducting interviews, the selection team ranked Good Fulton & Farrell, Inc. d/b/a GFF, Inc. as the best qualified to provide architectural services for the new Diamond Hill Community Center. On September 17, 2019, staff administratively authorized an architectural services agreement with Good Fulton & Farrell, Inc. d/b/a GFF, Inc., in the Amount of \$75,135.00 to provide programming and schematic design services and establish an initial construction budget.

The selection committee recommends that the City Council authorize the execution of Amendment No.1 to the Architectural Services Agreement with Good Fulton & Farrell, Inc. d/b/a GFF, Inc., in the Amount of \$718,865.00, for a total contract value of \$794,000.00, to provide complete architectural design and construction administration services for the new Diamond Hill Community Center.

The overall budget for the project is as follows:

| <b>PROJECT BUDGET</b>   | <b>Cost</b>            |
|---|------------------------|
| Design Costs  | \$794,000.00           |
| Anticipated Construction Costs  | \$7,876,575.00         |
| Administrative Costs - Advertising, Bidding, Staff Time, Impact Fees, Utility Costs, Platting Costs, IT, Security, FFE, Contingencies, etc. | \$2,229,425.00         |
| <b>TOTAL</b>  | <b>\$10,900,000.00</b> |

**Funding** - Funds for this project are included in the 2018 Bond Program. Available resources within the General Fund and the TDP&W Grant 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).

**Property Management Maintenance Cost** - The impact to maintenance cost associated with this enlarged community center for the Property Management Department, beginning in Fiscal Year 2021, is expected to be \$14,000.00 annually.

**Building Permit Waiver** - 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."

**Schedule** - The design portion of this project started in the third quarter of 2019 and construction is anticipated to be complete in the second quarter of 2021.

**MWBE OFFICE** - Good Fulton & Farrell, Inc. d/b/a GFF, Inc. is in compliance with the City's BDE Ordinance by committing to 28% SBE participation on this project for Amendment No. 1. The City's SBE goal on this project is 15%.

The new Diamond Hill Community Center is to be located in COUNCIL DISTRICT 2.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as appropriated, of the 2018 Bond Program and that, prior to expenditures being made, the participating department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Kevin Gunn 2015

**Originating Business Unit Head:** Steve Cooke 5134

**Additional Information Contact:**

Brian Glass 8088