

# Mayor and Council Communication

DATE: 03/02/21

M&C FILE NUMBER: M&C 21-0156

LOG NAME: 21FIRE STATION 45 CONSTRUCTION

**SUBJECT**

(CD 7) Authorize Execution of a Construction Contract with RJM Contractors, Inc., in the Amount of \$4,610,775.00, Including an Owner's Construction Contingency Allowance for the New Fire Station 45 Located at 1901 Quail Grove Drive and Provide for Administrative Costs in the Amount of \$605,710.00 for a Total Project Cost of \$6,400,000.00 (2018 Bond Program)

**RECOMMENDATION:**

It is recommended that the City Council authorize the execution of a construction contract with RJM Contractors, Inc., in the amount of \$4,610,775.00, Including an owner's construction contingency allowance for the new Fire Station 45 located at 1901 Quail Grove Drive and provide for administrative costs in the amount of \$605,710.00.

**DISCUSSION:**

The new Fire Station 45 will be located in north Fort Worth at 1901 Quail Grove Drive. This new fire station is a part of the 2018 Bond Program and will primarily serve the population growth area in north Fort Worth. The City issued a Request for Proposals and received 15 proposals for the project from general construction contractors. Seven of these firms provided the required "Post Proposal–Pre Award Submittals" to be further evaluated by the City. Those firms were:

- Crossland Construction Company, Inc.
- HM & HF, Ltd d/b/a/ Muckleroy & Falls
- Northridge Construction Group, LLC
- Nouveau Construction and Technology Services LP
- RJM Contractors, Inc.
- Scott Dennett Construction, LC
- SDB, Inc. d/b/a Contracting Services

The seven complete proposals were reviewed by members of the Fire Department, M/WBE Office and the Property Management Department and were evaluated for best value based on the criteria set forth in the Request for Proposals. The selection team recommends award the construction contract to RJM Contractors, Inc.

Criteria	RJM Contractors, Inc.	HM & HF, Ltd d/b/a/ Muckleroy & Falls	Nouveau Construction and Technology Services LP	Scott Dennett Construction, LC	Crossland Construction Company, Inc.	Northridge Construction Group, LLC	SDB, Inc. d/b/a Contracting Services
Proposed Price Score	57	51	60	56	55	48	53
MWBE Office Review	7	5	5	5	7	5	3
Proposed Schedule	5	5	5	5	4	5	5
References/ Experience	13	14	9	10	12	8	7
Past work in the City of Fort Worth	8	9	5	8	5	6	3
<b>TOTAL</b>	<b>90</b>	<b>84</b>	<b>84</b>	<b>84</b>	<b>83</b>	<b>72</b>	<b>71</b>

The overall project costs are expected to be as described in table below:

<b>FIRE STATION 45</b>	<b>TOTALS</b>
Land Costs	\$956,870.00
Architectural and Engineering Design	\$226,645.00
Construction Contract (RJM CONTRACTORS, Inc., including \$200,000.00 as Owner's Construction Contingency Allowance)	\$4,610,775.00
Project Administration Cost: Project Management, Survey, Bid Advertisement, etc.Site Utilities, IT, Security, Project Management, Contingency, FFE, Etc.	\$605,710.00
<b>PROJECT TOTAL</b>	<b>\$6,400,000.00</b>

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.

**Building Maintenance** - Property Management Department anticipates the annual operating impact for maintenance associated with this project, beginning in the second quarter of FY 2023, to be \$92,943.00 annually.

**Waiver of Building Permits** - 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** - Construction is planned to begin during the second quarter of Calendar Year 2021, with an anticipated completion date during the third quarter of Calendar Year 2022.

**M/WBE OFFICE** - RJM Contractors, Inc. is in compliance with the City's BDE Ordinance by committing to 17% MBE participation on this project. The City's MBE goal on this project is 10%.

The new Fire Station 45 is located in COUNCIL DISTRICT 7.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2018 Bond Program Fund for the Fire Station 45 project to support the approval of the above recommendation and execution of the contract. Prior to any expenditure being incurred, the Property Management Department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Dana Burghdoff 8018

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

**Additional Information Contact:** Brian Glass 8088