

Mayor and Council Communication

DATE: 09/12/23

M&C FILE NUMBER: M&C 23-0771

LOG NAME: 21NW POLICE STATION DESIGN-BUILD CONTRACT

SUBJECT

(CD 2) Authorize Execution of a Design-Build Contract with FPI Builders, LLC, in the Not-To-Exceed Amount of \$16,450,000.00, Based on Design-Build Management Fees of 2.00% for Design and 4.17% for Construction, and Includes a 7.5% Owner's Construction Contingency Allowance, to Design and Build the Fort Worth Police Department's New Northwest Patrol Division Facility (2022 Bond Funds)

RECOMMENDATION:

It is recommended that the City Council authorize execution of a design-build contract with FPI Builders, LLC, in the not-to-exceed amount of \$16,450,000.00, based on design-build management fees of 2.00% for design and 4.17% for construction, and includes a 7.5% owner's construction contingency allowance, to design and build the Fort Worth Police Department's new Northwest Patrol Division Headquarters Facility.

DISCUSSION:

The purpose of this Mayor & Council Communication (M&C) is to authorize the execution of a design-build contract with FPI Builders, LLC, in the not-to-exceed amount of \$16,450,000.00, based on design-build management fees of 2.00% for design and 4.17% for construction, and includes a 7.5% owner's construction contingency allowance, to design and build the Fort Worth Police Department's new Northwest Patrol Division Headquarters Facility.

On August 11, 2020, City Council authorized (M&C 20-0548) acquisition of approximately 61 acres of land, at 3900 Angle Avenue, for the development of a police substation, automobile impoundment center and other City facilities in Northwest Fort Worth.

The current Northwest Patrol Division has officers and staff located in facilities at 2500 N. Houston Street and 4651 N. Main Street. This new facility will:

- Consolidate the two patrol facilities to create one 32,000+ square foot Northwest Patrol campus
- Eliminate a high-cost lease of \$151,000.00 annually
- Move away from an aging, out-of-date facility that was built in 1950 and has no room for growth

Based on past experience with the North Patrol Division, staff determined that the design-build method of project delivery provided the City with the most expedient means of completion for this project. A Request for Qualifications was advertised in the *Fort Worth Star-Telegram* on December 15, 2022 and December 22, 2022. The City of Fort Worth received seven proposals from design-build teams on February 9, 2023. These teams were:

- Byrne Construction Services & Brinkley Sargent Wiginton Architects
- Elements of Architects & Muckleroy & Falls
- GFF/FPI Builders
- Wright Group & Piazza
- JE Dunn & PGAL
- Balfour Beatty & Bennett Benner Partners
- Speed Fab-Crete & Callahan & Freeman Architects

A selection team composed of members of the Fort Worth Police Department, Property Management Department and the Minority and Women-owned Business Enterprises (MWBE) Office, carefully reviewed these submittals and after discussion and scoring the team was able to establish a short list of four highly qualified teams. Interviews were conducted on March 3, 2023.

Patrol Division Interview Scores	GFF, Inc. & FPI Builder, LCC	Byrne & Brinkley Sargent Wiginton	Balfour Beatty & Bennet Partners	JE Dunn & PGAL
Firms Experience	24	22	22	23
Technical Competence	19	18	18	17
Capability to Perform	19	19	19	19
Schedule	8	7	9	7
Fort Worth Experience	25	25	24	22
MWBE Score	PASS	PASS	PASS	PASS

TOTAL	95	91	92	88
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After ranking the proposals and conducting interviews, the selection team recommends that City authorize the execution of a design-build contract with FPI Builders, LLC.

The overall budget for the project is as follows:

PROJECT COST	Amount
Design Build Cost (Including 7.5% Owners Construction Contingency Allowance)	\$16,450,000.00
Staff Time, Materials Testing, IT, Security, Fixtures Furnishings and Equipment (FF&E), Exercise Equipment, Contingency, etc.	\$2,150,000.00
Total Project Cost	\$18,600,000.00

Additional administrative costs in the amount of \$2,150,000.00 that will cover staff time, materials testing, IT, security, fixtures furnishings and equipment (FF&E), exercise equipment, contingency, etc. will be allocated to this project in the next 2022 Bond Appropriation.

This project is included in the 2022 Bond Program. The City's Extendable Commercial Paper (ECP) (M&C 22-0607; Ordinance 25675-08-2022) provides liquidity to support the appropriation. Available resources will be used to actually make any interim progress payments until debt is issued. Once debt associated with a project is sold, debt proceeds will reimburse the interim financing source in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance 25515-05-2022).

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."

Funding is budgeted in the 2022 Bond Program Fund for the purpose of funding the PD Northwest Patrol Division project, as appropriated.

Diversity and Inclusion Business Equity Office - FPI Builders, LLC is in compliance with the City's Business Equity Ordinance by committing to 10% MWBE participation on Design and 25% MWBE Participation on Construction for this project. The City's MWBE goal on this project is 10% Design and 25% Construction.

This project is located in Council District 2.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2022 Bond Program Fund for the PD Northwest Patrol Division project to support the approval of the above recommendation and execution of the contract. Prior to any expenditure being incurred, the Property Management and Police Department have the responsibility to validate the availability of funds.

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Expedited