

# Mayor and Council Communication

DATE: 08/03/21

M&C FILE NUMBER: M&C 21-0527

LOG NAME: 21DIAMOND HILL COMMUNITY CENTER CONSTRUCTION

**SUBJECT**

(CD 2) Authorize Execution of a Construction Contract with HM & MF, Ltd., dba Muckleroy & Falls, in an Amount Not to Exceed \$8,219,906.00, Including 7.5 Percent for the Owner's Construction Allowance, for the Construction of a New Diamond Hill Community Center for a Total Anticipated Project Cost of \$10,900,000.00 (2018 Bond Program)

**RECOMMENDATION:**

It is recommended that the City Council authorize the execution of a construction contract with HM & MR, Ltd., dba Muckleroy & Falls, in an amount not to exceed \$8,219,906.00, including 7.5 percent for the owner's construction allowance, for the new Diamond Hill Community Center for a total anticipated project cost of \$10,900,000.00.

**DISCUSSION:**

The 2018 Bond Program allocated \$9,900,000.00 for the design and construction of the new Diamond Hill Community Center including as part of the project, demolition of the existing 1969 facility at 1701 NE 36th Street, Fort Worth, Texas, 76106. The Park & Recreation Department (PAR) applied for a Texas Parks & Wildlife Department (TPWD) Indoor Grant and received an additional \$1,000,000.00 for the construction of this project (M&C C-29160), June 18, 2019.

Based on the budget and scope of work, it was determined that the Design-Bid-Build would be the best delivery method. The design portion of the project was authorized with Mayor and Council Communication (M&C) (M&C 20-0125), April 3, 2020. Construction documents were completed and submitted for advertisement in the *Fort Worth Star-Telegram* on March 16, 2021, and April 8, 2021. The City of Fort Worth received eight bids from general contractors on April 29, 2021. Five of the eight firms provided the required Post Proposal-Pre Award Submittals to be further evaluated by the City and the Design Architect. The five firms were:

- Construction Zone of DFW, LLC.
- Imperial Construction, Inc.
- HM & MF, Ltd., dba Muckleroy & Falls (Muckleroy & Falls)
- Northridge Construction Group, LLC
- Ratcliff Constructors, LP

A selection team composed of members of the PAR, Property Management Department, GFF Architects, and the Diversity & Inclusion Department reviewed the proposals and evaluated them for the best value based on the criteria set forth in the Request for Proposal. Based on this evaluation, the selection team recommends award of the construction contract to Muckleroy & Falls.

SCORING MATRIX TABLE:

| Contractor Evaluation                           | Construction Zone of DFW, LLC | Imperial Construction, Inc. | Muckleroy & Falls | Northridge Construction Group, LLC | Ratcliff Constructors, LP |
|---|-------------------------------|-----------------------------|-------------------|------------------------------------|---------------------------|
| Proposed Price Score (60 Points)                | 59.0                          | 59.0                        | 59.0              | 57.0                               | 60.0                      |
| MWBE Office Review (10 Points)                  | 4.0                           | 5.5                         | 5.0               | 3.0                                | 3.0                       |
| Proposed Schedule (5 Points)                    | 3.0                           | 5.0                         | 5.0               | 4.0                                | 4.0                       |
| References/Experience (15 Points)               | 10.0                          | 14.0                        | 15.0              | 10.0                               | 6.0                       |
| Past work in the City of Fort Worth (10 Points) | 6.0                           | 9.0                         | 9.0               | 6.0                                | 7.0                       |
| <b>TOTALS</b>                                   | <b>82.0</b>                   | <b>92.5</b>                 | <b>93.0</b>       | <b>80.0</b>                        | <b>80.0</b>               |

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

| <b>Project Budget</b>   | <b>TOTALS</b>          |
|---|------------------------|
| Architectural & Engineering Contract  | \$794,000.00           |
| Construction Contract, including 7.5% Owner's Construction Allowance  | \$8,219,906.00         |
| Project Administration Cost: Project Management, Bid Advertisement, IT, Security, Materials Testing, Contingency, FFE, etc. | \$1,886,094.00         |
| <b>PROJECT TOTAL</b>  | <b>\$10,900,000.00</b> |

**Schedule** - The design portion of this project started in the third quarter of Fiscal Year 2019 and construction is anticipated to be completed in the first quarter of Fiscal Year 2023.

**Staffing** - The Diamond Hill Community Center, which is projected to open in the first quarter of Fiscal Year 2023, will require two additional authorized positions. The operating costs are estimated to begin in the fourth quarter of Fiscal Year 2022, which will allow time to recruit, hire, equip and train new employees to open and operate the expanded Community Center. The estimated cost of the additional employees, supplies and equipment is as follows:

| <b>Fiscal Year<br/>2022</b> | <b>Fiscal Year<br/>2023</b> |
|-----------------------------|-----------------------------|
| <b>\$93,788.00</b>          | <b>\$129,152.00</b>         |

**Building Operating and Maintenance** - Property Management Department anticipates the annual operating impact for maintenance associated with this project, beginning in the first quarter of Fiscal Year 2023, to be \$267,861.00 annually. The Park & Recreation Department (PARD) anticipates the additional annual operating impact associated with this project, beginning in the first quarter of Fiscal Year 2023, to be \$109,597.00 annually. For Fiscal Year 2023, there is a one-time Forestry expense of \$1,081.00. As of May 31, 2021, the cumulative total of all previously approved PARD M&Cs increased the department's estimated annual budget by \$255,966.00 beginning in Fiscal Year 2022.

**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."

**Funding** - Funds for this project are included in the 2018 Bond Program and the TPWD Grant. 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.

**Business Equity** - Muckleroy & Falls is in compliance with the City's Business Equity Ordinance by committing to 19% Business Equity participation on this project. The City's Business Equity goal on this project is 19%.

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, in the 2018 Bond Program Fund and the Grants Capital Project State Fund for the Diamond Hill Community Center project to support the approval of the above recommendation and execution of the construction contract. Prior to any expenditure being incurred, the Park & Recreation 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:**

Thomas J. Alves 8477