

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 08/26/25M&C FILE NUMBER: M&C 25-0792

LOG NAME: 21NW POLICE DESIGN BUILD AMENDMENT

SUBJECT

(CD 2) Authorize Execution of an Amendment to the Design-Build Contract with FPI Builders, LLC, in the Amount of \$6,802,584.00, for a Total Contract Amount of \$23,252,584.00 to Design and Build the New Northwest Patrol Division Facility (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council authorize execution of an amendment to the Design-Build Contract with FPI Builders, LLC, in the amount of \$6,802,584.00, for a total contract amount of \$23,252,584.00 to design and build the new Northwest Patrol Division Facility (City Project No. 101919).

DISCUSSION:

The purpose of this Mayor & Council Communication (M&C) is to authorize the execution of an amendment to the Design-Build Contract with FPI Builders, LLC, in the amount of \$6,802,584.00, for a total contract amount of \$23,252,584.00 to design and build the new Northwest Patrol Division Facility.

On September 12, 2023, City Council approved M&C 23-0771 allowing execution of a contract with FPI Builders, LLC (City Secretary Contract No. 60352) in the amount of \$16,450,000.00 for the initial Design Build Contract. On May 12, 2025, FPI Builders, LLC provided a Guaranteed Maximum Price (GMP) proposal for \$23,252,584.00. This GMP is based on 100% Construction Documents provided by Design Builder's architectural firm GFF Design and is based on current material and labor pricing.

The overall budget for the project is as follows:

PROJECT COST	Amount
Design Build Cost (Owners Construction Contingency Allowance)	\$16,450,000.00
Amendment 1	\$6,802,584.00
Staff Time, Materials Testing, IT, Security, Fixtures Furnishings and Equipment (FF&E), Exercise Equipment, Contingency, etc.	\$1,226,335.00
Total Project Cost	\$24,478,919.00

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. IRPC Plan Review Fees and other associated Development Fees will also be waived for this project.

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).

Funding is budgeted in the Tax Notes Series 2024 and CCPD Capital Projects Funds for the Police Department for the purpose of funding the PD Northwest Patrol Division project, as appropriated.

Diversity and Inclusion Business Equity Office - FPI Builders, LLC agrees to maintain its initial M/WBE commitment of 10.00% on Design, and 25% on Construction that it made on the original contract and extend and maintain that same M/WBE commitment of 10.00% on Design, and 25% on Construction to this first change order. Therefore FPI Builders, LLC remains in compliance with the City's M/WBE Ordinance and attests to its commitment by its signature on the Acceptance of Previous M/WBE Commitment form executed by an authorized representative of its company.

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 Tax Notes Series 2024

and CCPD Capital Projects Funds for the PD Northwest Patrol Division project to support the approval of the above recommendation and execution of the amendment to the contract. Prior to any expenditure being incurred, the Property Management and Police Departments have the responsibility to validate the availability of funds.

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