

Mayor and Council Communication

DATE: 12/10/24

M&C FILE NUMBER: M&C 24-1111

LOG NAME: 25WRMCBURNETTSTALLCONSTRUCTIONCONTRACT

SUBJECT

(CD 7) Authorize the Execution of a Construction Contract with SEDALCO, Inc. d/b/a SEDALCO Construction Services, in an Amount Not to Exceed \$3,720,183.00, for the Will Rogers Memorial Center Burnett Building and Stall Renovation

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a construction contract with SEDALCO, Inc. d/b/a SEDALCO Construction Services, in an amount not to exceed \$3,720,183.00 including the owner's construction allowance, for the Will Rogers Memorial Center Burnett Building and Stall Renovation project (City Project No. 104397).

DISCUSSION:

The purpose of this Mayor & Council Communication is to authorize the execution of a construction contract with SEDALCO, Inc. d/b/a SEDALCO Construction Services. The Burnett Building at the Will Rogers Memorial Center (WRMC) was originally constructed in 1988. The building is approximately 175,400 square feet and is mostly comprised of horse stall areas. Cattle pens are located in the center of the facility. There are aisles and/or tunnels that connect directly to the Coliseum as well as to the Richardson-Bass Building. This building also contains veterinary and wash facilities for animals, a fire station, a small concession stand, and a few administration offices as well as restrooms and several other support spaces.

As a result of the 2018 WRMC Facilities Assessment, major issues were discovered that include (but not limited to) the following:

- The current stall panels currently located in the Burnett Building, at the WRMC, are heavy, bulky, and pose a danger to employees with numerous movements throughout the year.
- The majority of the plumbing systems in the Burnett Building are original from when the building was constructed and require major repair and replacement.
- The floors in the equestrian stall areas are heaving from constant use by horse traffic and are creating opportunities for liquids to pool instead of draining to floor drains. These pooling, low-lying areas not only contribute to the degradation of the concrete and asphalt surfaces below but are also dangerous uneven surfaces for both pedestrians and animals.
- The power distribution is inadequate and does not meet the various stall configurations required for different events.

This project will address the prementioned issues as well as the following:

- The design and manufacturing of new lightweight, durable, and transportable stall panels to include power distribution cable protection.
- Repair and replace water and sanitary sewer lines and replace fire risers valves and hose cabinets.
- Improve overall power distribution throughout the interior of the building to the end user by upgrading existing electrical equipment such as switchboard, transformers, and associated wiring.
- Replace existing asphalt and concrete floors.

On September 19 and September 26, 2024, in the *Fort Worth Star-Telegram*, the City published notice of a Request for Competitive Sealed Proposals, and on October 17, 2024 responses from the following 6 firms were received:

- RJM Contractors Inc.
- SEDALCO, Inc.
- Mart, Inc.
- F.H. Paschen
- HM & MF, Ltd., d/b/a Muckleroy & Falls
- CGC General Contractors, Inc.

All firms were invited to provide Post Proposal - Pre-Award Submittals.

The proposal was reviewed by members of the Public Events Department, Office of Business Diversity, and the Property Management Department for completeness, cost, and compliance with the Minority and Women-Owned Business (MWBE) requirements. References were checked and Property Management met with SEDALCO Construction Services to verify scope and schedule. Based on this review, the selection team recommends award of the construction contract to SEDALCO Construction Services as the firm offering the best value for the project.

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

PROJECT COSTS	TOTALS
Architectural & Engineering Design	\$160,000.00
Construction Contract (Including Owner's Construction Allowance)	\$3,720,183.00
Equine Stall Panels, Gates, and Racks	\$2,198,278.88
Project Administration Cost: Project Management, Contingency, etc.	\$1,183,692.38
PROJECT TOTAL	\$7,262,154.26

Permit Fees: 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:

M&C 22-0984 approved on November 29, 2022, allocated \$825,450.00 to ARPA WRMC Stall Panel Replace City Project No. (CPN 104397) Fund 30205.

M&C 23-0646 approved on August 8, 2023, authorized the reallocating estimated receipts and appropriations for ARPA WRMC Stall Panel Replace project (CPN 104397) from department funds to ARPA funds by decreasing Fund 30205 by \$740,294.15 and increasing Fund 31001 by \$740,294.15.

M&C 23-0792 on September 26, 2023, allocated an additional \$4,300,000.00 to the project through authorizing the issuance City of Fort Worth, Texas, Tax-Exempt Special Tax Revenue Bonds, Series 2023A and City of Fort Worth, Texas, Taxable Special Tax Revenue Bonds, Series 2023B to Fund 34030.

M&C 24-0505 approved on June 11, 2024, authorized the increase receipts and appropriations to the ARPA WRMC Stall Panel project (CPN 104397) Fund 31001, in the amount of \$76,103.37

M&C 24-0892 approved on October 15, 2024, reallocated \$2,348,731.18 from multiple Public Events Department (PED) projects to ARPA WRMC Stall Panel Replace project, Fund 31001, and \$920,695.53 to Fund 30205.

The total project budget is \$7,262,154.26. This budget funds the construction contract with SEDALCO Construction Services and Event Facilities Fort Worth.

Funding is budgeted in the Grants Cap Projects Federal, Public Events Capital & Spcial Tax Rev Bond Serie 2023A Funds for the purpose of funding the ARPA WRMC Stall Panel Replace project, as appropriated.

Diversity & Inclusion: The Business Equity Division placed a 6.92% business equity goal on this solicitation/contract. Sedalco, Inc., will be exceeding the goal at 12.96%, meeting the City's Business Equity Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.

The Will Rogers Memorial Center is located in COUNCIL DISTRICT 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in current capital budget, as previously appropriated, in the Grants Cap Projects Federal, Public Events Capital and Spcial Tax Rev Bond Serie 2023A Funds for the ARPA WRMC Stall Panel Replace project to support the approval of the above recommendation and execution of the contract. Prior to any expenditure being incurred, the Public Events Department has the responsibility to validate the availability of funds.

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