

Mayor and Council Communication

DATE: 06/22/21

M&C FILE NUMBER: M&C 21-0426

LOG NAME: 21FAR SOUTHWEST BRANCH LIBRARY DESIGN & CMAR

SUBJECT

(CD 6) Authorize Execution of Amendment 1 to the Architectural Services Agreement with HKS, Inc. in the Amount of \$649,504.00 for a Total Contract Amount of \$748,455.00, and a Construction Manager at Risk Contract with HM & MF Ltd. dba Muckleroy & Falls in the Amount Not to Exceed \$6,987,500.00 for a Total Project Budget of \$9,675,000.00, Including an Owner's Construction Contingency Allowance, for the New Southwest Branch Library Located at 8829 McCart Avenue (2018 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of Amendment 1 to the Architectural Services Agreement with HKS, Inc. in the amount of \$649,504.00 for a total contract amount of \$748,455.00; and
2. Authorize execution of a Construction Manager at Risk Contract with HM & MF Ltd. dba Muckleroy & Falls in the amount not to exceed \$6,987,500.00, including an owner's construction contingency allowance, for the new Far Southwest Branch Library located at 8829 McCart Avenue (City Project No. 101658).

DISCUSSION:

The Far Southwest Library project included in the 2018 Bond Program calls for the land acquisition, design and construction of new library facility in far southwest Fort Worth along with supporting infrastructure and equipment. Based on the budget and scope of work, it was determined that the Construction Manager at Risk (CMAR) would be the best delivery method. Following a request for qualifications process and interviews, staff administratively executed a professional services agreement with HKS, Inc. Once a scope of work and initial budget was defined, a request for qualifications was advertised in the *Fort Worth Star-Telegram* on December 10, 2020, and December 17, 2020. The City of Fort Worth received ten proposals from CMAR contractors. A selection team composed of members of the Library Department, Property Management Department, and the Department of Diversity and Inclusion carefully reviewed these submittals and after scoring and much discussion were able to establish a shortlist of five highly qualified teams. After ranking the proposals and conducting interviews, the selection team determined that Muckleroy & Falls' proposal offered the best value to the City.

SCORING MATRIX TABLE:

CMAR Contractor Evaluation	HM & MF Ltd dba Muckleroy & Falls	Byrne Construction Services	McGough Construction	Core Construction	FPI Builders, LLC
Proposed Fees	50	48	48	48	48
M/WBE Review	6.0	7.0	9.0	7.0	5.5
Experience & References CMAR PROJECTS	15	15	13	12	9
Experience & References SIMILAR TYPE PROJECTS	15	11	10	12	12
Past Work in the City	10	10	7	7	10
TOTALS	96.0	91.0	87.0	86.0	84.5

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

Far Southwest Library	TOTALS
Architectural Design Fees (Including Amendment No. 1)	\$748,455.00
Land Purchase (from Water Department)	\$207,650.00
Anticipated CMAR Construction Cost (Including Owner's Construction Allowance)	\$6,987,500.00
Project Administration Cost (Site Utilities, IT, Security, Project Management, Contingency, FFE, Book Collections, Etc.)	\$1,731,395.00
PROJECT TOTAL	\$9,675,000.00

This project is funded from 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 of the Mayor and City Council.

Operating - The Far Southwest Library, which is projected to open in the fall of 2022 (Fiscal Year 2023), will require seven 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 and train employees to open and operate the library. The estimated cost of the additional employees, supplies and equipment is as follows:

Fiscal Year 2022	Fiscal Year 2023
\$109,942.00	\$681,820.00

Building Operating and Maintenance - There are several operating and maintenance costs associated with the new facility. Property Management Department anticipates the annual operating impact for maintenance associated with this project, beginning in the second quarter of Fiscal Year 2023, to be \$187,000.00 annually. The Park & Recreation Department anticipates the annual operating impact for grounds maintenance associated with this project, beginning in the second quarter of Fiscal Year 2023, to be \$20,951.00 annually. Summary of all costs is as follows:

Operating and Maintenance Costs	
Facilities Maintenance	\$43,500.00
Facilities Services	\$43,500.00
Utilities	\$100,000.00
Landscape	\$20,951.00
Total	\$207,951.00

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."

Business Equity – HKS, INC. is in compliance with the City's BDE Ordinance by committing to 33% SBE participation on this project. The City's SBE goal on this project is 6%. Muckleroy & Falls is in compliance with the City's BDE Ordinance by committing to 25% MBE participation on this CMAR project. The City's MBE goal on this CMAR project is 25%.

The new Far Southwest Library is to be located in COUNCIL DISTRICT 6.

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 Far Southwest Library project to support approval of the above recommendations, execution of the amendment to the agreement and

contract. Prior to any expenditure being incurred, the Library and Property Management Departments have the responsibility to validate the availability of funds.

Future operating impacts on City funds will be sought as part of the Fiscal Year 2023 operating budget process and, upon approval of the City Council, will be budgeted and included in long-term financial forecasts.

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

Originating Business Unit Head: Steve Cooke 5134

Additional Information Contact: Brian Glass 8088