

Mayor and Council Communication

DATE: 05/18/21

M&C FILE NUMBER: M&C 21-0347

LOG NAME: 55FTW COMMANDER ROAD MIDFIELD STAGE II

SUBJECT

(CD 2) Authorize Execution of a Contract with North Texas Contracting, Inc. in the Amount of \$3,699,645.00 for the Construction of Stage II of the Midfield Redevelopment Project at Fort Worth Meacham International Airport and Adopt Attached Appropriation Ordinance

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of a contract with North Texas Contracting, Inc. in the amount of \$3,699,645.00 for the construction of Stage II of the Midfield Redevelopment project at Fort Worth Meacham International Airport (City Project No. 101644); and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Aviation Gas Lease Capital Projects Fund by increasing estimated receipts and appropriations in the Midfield Redevelopment project (City Project No. 101644) at Fort Worth Meacham International Airport in the amount of \$995,000.00 and by decreasing estimated receipts and appropriations in the Airport Frontage Improvement project (City Project No. 100602) by the same amount.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the execution of a construction contract with North Texas Contracting, Inc. (North Texas Contracting), in the amount of \$3,699,645.00 for the construction of Stage II of the Midfield Stage II project (Project) at Fort Worth Meacham International Airport (Airport), and to appropriate funds for the Project from the Airport Frontage Improvements project.

On September 17, 2019 (M&C 19-0168), the City Council authorized the rejection of all bids for Stage II of the Project. This was due to an unexpected development opportunity at the Airport that would have significant impacts upon the scope of work. On August 11, 2020, (M&C 20-0539), the City Council authorized the appropriation of \$2,891,805.00 into the Project. The original cost estimate for the Project was \$3,000,000.00; therefore \$2,891,805.00 was appropriated to achieve the balance of \$3,000,000.00.

On February 24, 2021 and March 3, 2021, the Project was advertised in the *Fort Worth Star-Telegram*. On March 25, 2021, the City received two sealed bids for the Project as follows:

OFFERERS	BASE BID	ADD. ALT. 1	TOTAL
North Texas Contracting, Inc.	\$3,532,984.00	\$166,661.00	\$3,699,645.00
Fort Worth Civil Constructors, LLC.	\$3,972,722.85	\$226,843.10	\$4,199,565.95

Based on the bids received, additional funding is needed for this Project, as both the base bid and additive alternate 1 will be awarded. The Aviation Department has available funding in the Airport Frontage Improvement project, which is currently in the design phase and expected to take approximately one year to complete. Since funding for the construction of the Airport Frontage Improvements project is not immediately needed, the additional \$995,000.00 necessary for this Project will be appropriated from the Airport Frontage Improvement project.

The location of this Project is on the central part of the Airport (see attached map) in the area prepared by Stage I of the Midfield Redevelopment project completed in December of 2019. This Project will construct an access road and extend utilities into the midfield area to provide necessary infrastructure for future tenants and development on the Airport.

North Texas Contracting, Inc. is in compliance with the City's Business Equity Ordinance by committing to 15% Business Equity participation on this Project. The City's Business Equity goal on this project is 15%.

Since no City salaries will be charged to this Project, indirect cost recovery does not apply.

Fort Worth Meacham International Airport is located in Council District 2.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Airport Frontage Improvement project within the Aviation Gas Lease Cap Proj Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the Aviation Gas Lease Cap Proj Fund for the Midfield Redevelopment project. Prior to an expenditure being incurred, the Aviation Department has the responsibility of verifying the availability of funds.

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