

# Mayor and Council Communication

DATE: 06/27/23

M&C FILE NUMBER: M&C 23-0564

LOG NAME: 21SHEEP AND SWINE BARNS CMAR

## SUBJECT

(CD 7) Authorize Execution of a Construction Manager at Risk Contract with Sedalco, Inc., in the Amount of \$4,000,000.00, Including an Owner's Construction Contingency Allowance, for the Will Rogers Memorial Center Sheep and Swine Barns Renovations

## RECOMMENDATION:

It is recommended that the City Council authorize execution of a Construction Manager at Risk Contract with Sedalco, Inc., in the amount of \$4,000,000.00, including an owner's construction contingency allowance, for the Will Rogers Memorial Center Sheep and Swine Barns Renovations (City Project No. 104828), for an anticipated total project budget of \$33,000,000.00.

## DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to take actions associated with the procurement of a Construction Manager at Risk for the renovating and remodeling of the Sheep and Swine Barns and Livestock Handling Facilities (Project) at the Will Rogers Memorial Complex (WRMC). This Project represents one element in the larger capital program for Public Events Department facilities, which includes substantial investment at the WRMC and the Fort Worth Convention Center over the next several years.

A notice to Construction Manager-At-Risk (CMAR) offerors was advertised in the *Fort Worth Star-Telegram* on Thursday, May 4, 2023 and May 11, 2023 in the Bids and Proposals section. Proposals were due May 29, 2023. The City received five proposals from qualified CMAR contractors. These contractors were:

- The Beck Group
- Byrne Construction Services
- Muckleroy and Falls
- RJM Contractors, Inc.
- Sedalco, Inc.

These proposals were evaluated by members of the selection team. The selection team was comprised of representatives of the Public Events Department, Property Management Department, Office of Business Diversity and Southwest Exhibition and Livestock Show. After individual review and consideration, the selection team met to review a detailed comparison of the published criteria, including cost of services, references and CMAR experience, similar project types and MBE commitment and plan. After this discussion, scores for individual categories were determined and then totaled. Based on these discussions and scores, the selection team reached a consensus on a recommendation to the Fort Worth City Council. The following is the rankings resulting from this review process:

Criteria	Fees & Expenses	MBE Goal/Plan	References/ Experience	Past Relationship with the City	Total
The Beck Group	50	Responsive	25	10	85
Byrne Construction Services	58	Responsive	24	10	92
Muckleroy & Falls	56	Responsive	19	8	83
RJM Contractors, Inc.	52	Responsive	20	10	82
Sedalco, Inc.	60	Responsive	29	10	99

The selection team recommends award of the Construction Manager at Risk contract for the remodel of WRMC Sheep and Swine Barn Renovation to Sedalco, Inc.

In order to expedite the project, Sedalco, Inc. assisted with the identification of some construction material which are currently considered long lead time items. M&C 23-0510, June 13, 2023, identified these materials and ordering these material early will help maintain the schedule, which is

critical to accommodate events. The design and estimating process will proceed, and once a GMP presented and accepted by staff, the contract will be amended after approval of a future M&C.

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

<b>SHEEP AND SWINE BARN RENOVATION</b>	<b>TOTALS</b>
Architectural and Engineering Design	\$1,500,000.00
<b>Design Phase Total</b>	<b>\$1,500,000.00</b>
CMAR Pre-Construction Services (M&C 23-0510, June 13, 2023)	\$25,000.00
CMAR Preconstruction Services and Early Procurement (M&C 23-0510, June 13, 2023)	\$3,975,000.00
Construction Contract Budget including 4.5 percent CMAR Fee and Owner's Construction Allowance (This M&C)	\$26,000,000.00
<b>Construction Phase Total</b>	<b>\$30,000,000.00</b>
Project Administration Cost: Site Utilities, Material Testing, IT, Security, Project Management, Contingency, FFE, Etc. (This M&C)	\$1,500,000.00
<b>PROJECT TOTAL</b>	<b>\$33,000,000.00</b>

**Funding** - The funding appropriated for the agreement and for the early equipment procurement package included in \$4,000,000.00 appropriated in M&C 23-0510, June 13, 2023. The balance of the project will be funded through the issuance of Tax-Exempt Special Tax Revenue Bonds later in the 2023 calendar year.

**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."

**DVIN** - SEDALCO, INC. is in compliance with the City's Business Equity Ordinance by committing to 20% MWBE participation on this project. The City's MWBE goal on this project is 20%.

The Will Rogers Memorial Center is located in COUNCIL DISTRICT 7

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the Culture & Tourism Cap Projects Fund for the WRMC-Sheep and Swine Barn Ren project to support the approval of the above recommendation and execution of the contract. Prior to an expenditure being incurred, the Property Management and Public Events Department have the responsibility of verifying the availability of funds.

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

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Expedited