

Mayor and Council Communication

DATE: 11/12/24

M&C FILE NUMBER: M&C 24-0965

LOG NAME: 21FIRE STATION COMMUNITY CENTER DESIGN AMD 2

SUBJECT

(CD 9) Authorize Execution of Amendment No. 2 to the Architectural Services Agreement with William Tharp Architects, PLLC, in the Amount of \$187,092.00 for a Revised Contract Value of \$917,092.00, to Provide Architectural Design and Construction Administration Services for the 2022 Bond Fire Station Community Center (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council authorize execution of Amendment No. 2 to the Architectural Services Agreement with William Tharp Architects, PLLC, in the amount of \$187,092.00 for a revised contract value of \$917,092.00, to provide Architectural Design and Construction Administration Services for the 2022 Bond Fire Station Community Center (City Project No. 104196).

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize execution of Amendment No. 2 to the Architectural Services Agreement with William Tharp Architects, PLLC, in the amount of \$187,092.00 for a revised contract value of \$917,092.00 for the design of a new playground and additional parking that includes drainage, landscaping and equipment.

The City Council authorized the execution of Amendment No. 1 to the Architectural Services Agreement with William Tharp Architects, PLLC, in the amount of \$635,500.00 revising the contract amount to \$730,000.00 on February 27, 2024 (M&C 24-0160).

The overall budget for the project is as follows:

PROJECT BUDGET	Cost
Design Costs	\$94,500.00
Amendment 1 including Reimbursable	\$635,500.00
Amendment 2	\$187,092.00
Total Design Fees	\$917,092.00
Anticipated Construction Contract (CMAR) include Owner's Contingency allowance	\$15,050,000.00
Administration Costs	\$1,901,908.00
ESTIMATED TOTAL PROJECT COST	\$17,869,000.00

Funding - 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). The Park & Recreation Department (PARC) anticipates the additional community center annual operating impact associated with this project leading up to and after project completion to be \$356,014.00 annually. Funding is budgeted in the 2022 Bond Program Fund for the 2022 Bond Fire Station Community Center project.

This project is included in the 2022 Bond Program for \$11,575,000.00. The current total estimated costs are \$17,869,000.00. If additional funds are not secured for the project, the architect and City staff will propose options for reducing the scope of the project.

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 fourth quarter of Fiscal Year 2026, to be \$220,000.00 annually.

Building Permit Fee Waiver - 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."

Schedule - The design portion of this project started in the third quarter of 2023 and construction is anticipated to be complete in the fourth quarter of 2025.

Business Equity - William Tharp Architects, PLLC, formerly known as OWT Architects, agrees to maintain its initial M/WBE commitment of 22%

that it made on the original agreement and extend and maintain that same M/WBE commitment of 22% to all prior amendments up to and inclusive of this Amendment No. 2. Therefore, William Tharp Architects, PLLC 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.

The 2022 Bond Fire Station Community Center is located in COUNCIL DISTRICT 9.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2022 Bond Program Fund for the 2022 Bond FireStation CC project to support the approval of the above recommendation and execution of the amendment. Prior to expenditures being incurred, the Park and Recreation Department has the responsibility to validate the availability of funds.

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