

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 05/13/25M&C FILE NUMBER: M&C 25-0447

LOG NAME: 21DOWNTOWN LIBRARY DESIGN BUILD CONTRACT

SUBJECT

(CD 9) Authorize Execution of a Design-Build Contract with ECBuild, LLC, in an Amount of \$6,000,000.00 to Design and Renovate the Downtown Library, Adopt Appropriation Ordinances, Amend the Fiscal Year 2025 Adopted Budget and Amend the Fiscal Years 2025-2029 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of a design-build contract with ECBuild, LLC, in an amount of \$6,000,000.00 including a 7.5% owner's construction contingency allowance, to design and renovate the Downtown Library project (City Project No. 106133);
2. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the General Fund in an amount of \$9,472,519.00 from the Fiscal Year 2024 General Fund assigned fund balance from the sale of the central library, for the purpose of transferring to the General Capital Projects Fund for the Downtown Library project (City Project No. 106133);
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the General Capital Projects Fund in an amount of \$9,472,519.00, transferred from the Fiscal Year 2024 General Fund assigned fund balance, for the purpose of funding the Downtown Library project (City Project No. 106133); and
4. Amend the Fiscal Year 2025 Adopted Budget and the Fiscal Years 2025-2029 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor & Council Communication (M&C) is to authorize the execution of a design-build contract with ECBuild, LLC, in an amount of \$6,000,000.00 which includes a 7.5% owner's construction contingency allowance, to design and renovate the Downtown Library formally known as the Center for Transforming Lives located at 512 W 4th Street. The Property is an approximately 31,537-square-foot, historic-designated six-story office building located in the Fort Worth Central Business District. The land and improvements will provide Library services and programming in a downtown, central location.

Based on past experience, staff determined that the design-build method of project delivery provided the City with the most expedient means of completion for this project. A Request for Qualifications was advertised in the *Fort Worth Star-Telegram* on October 3, 2024 and October 10, 2024. The City of Fort Worth received six (6) proposals from design-build teams on November 7, 2024. These teams were:

- ECBuild, LLC
- Batson Cook Construction
- FPI Builders LLC
- Byrne Construction Services
- Fransen Pittman
- HM MF Ltd. dba Muckleroy

A selection team composed of members of the Library Department and Property Management Department carefully reviewed these submittals and after discussion and scoring the team was able to establish a short list of three qualified teams as shown in the table below. Interviews were conducted on December 19, 2024.

Interview Scores	ECBuild, LLC	Fransen Pittman	Batson Cooke
Firms Experience	18	18	15
Technical Competence	20	20	20
Capability to Perform	24	23	20
Capability to Perform Community Engagement	25	22	15
Fee Proposals	10	8	9
TOTAL	97	91	79

After ranking the proposals and conducting interviews, the selection team recommends that City authorize the execution of a design-build contract with ECBuild, LLC.

This project will be done over multiple phases. The budget below represents programming and design of the entire building and construction for Phase I:

PROJECT COST	Amount
Design Build Cost (Including 7.5% Owners Construction Contingency Allowance)	\$6,000,000.00

Staff Time, Materials Testing, IT, Security, Fixtures Furnishings and Equipment (FF&E), Contingency, etc.	\$3,472,519.00
Total Project Cost	\$9,472,519.00

As part of the Fiscal Year 2024 year-end process, the City Manager assigned \$56,507,497.00 from the Fiscal Year 2024 fund balance to address future capital shortfalls and library capital projects, as authorized by Mayor and Council (M&C) 25-0003. This assigned amount exceeds the General Fund reserve requirements and is composed of the following sources: \$9,472,519.00 from the sale of library property residuals, \$14,627,444.00 from capital project shortfalls funded by the remaining assigned fund balance from FY2023, \$7,690,534.00 from FY2024 budgetary savings, and \$24,717,000.00 from one-time interest earnings.

This action in the M&C will amend the Fiscal Year 2025 Adopted Budget, as approved in connection with Ordinance 27107-09-2024. Funding for this project was not included in the FY2025-2029 Capital Improvement Program due to cost overruns resulting from inflation and rising construction expenses. This M&C action will also amend the FY2025-2029 Capital Improvement Program, as approved in connection with Ordinance 27107-09-2024.

Approval of this M&C will reduce the Assigned Fund Balance for library capital projects as follows:

General Fund	Original Amount 25-0003	M&C 25-0003	80CIQUIO VASQUEZ PARK PHASE I CONSTRUCTION	12ISF 4550 VILLAGE CREEK SETTLEMENT	80SYCAMORE PARK PHASE II CONSTRUCTION	This M&C	Remaining Balance
Assigned Fund Balance							
Fund Balance Set Aside for Capital Shortfalls	\$47,034,978.00		(\$1,500,000.00)	(\$3,450,000.00)	(\$1,000,000.00)		\$41,084,978.00
Fund Balance Set Aside for Library Capital Projects	\$9,472,519.00					(\$9,472,519.00)	\$0.00
Total Assigned Fund Balance	\$56,507,497.00						\$41,084,978.00

The action in this M&C will amend the Fiscal Year (FY) 2025 Adopted Budget as approved in connection with Ordinance 27107-09-2024.

Fund / Department Budget Category	FY 2025 Adopted Budget	Authority	Budget Change (Increase/Decrease)	Revised FY 2025 Budget
Expenditures				
Transfer to Capital Fund		This M&C Rec 2	\$9,472,519.00	\$9,472,519.00
			\$9,472,519.00	\$9,472,519.00

Funding for this project was not included in the FY2025-2029 Capital Improvement Program because design-build firm had not been identified. The action in this M&C will amend Library's contribution to the FY 2025-2029 Capital Improvement Program as approved in connection with Ordinance 27107-09-2024, as follows:

Capital Fund Name	Project Name	Existing Appropriations	Authority	Additional Appropriations	Project Total
30100 – General Capital Projects Fund	106133 – Downtown Library	\$0.00	This M&C Rec 3	\$9,472,519.00	\$9,472,519.00
Project Total		\$0.00		\$9,472,519.00	\$9,472,519.00

Funding is available for appropriation from the General Fund assigned fund balance to execute this contract within the General Capital Project Fund. As part of the Fiscal Year 2023 process, funds from the proceeds of the central library sale were set aside for future library capital needs, and an available fund balance from the General Fund was assigned for this contract.

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." IRPC Plan Review Fees and other associated Development Fees will also be waived for this project.

Diversity and Inclusion Business Equity Office – The City's Business Equity goal on this Design/Build project is 18.90% on design phase, and 25% on construction phase. ECBUILD, LLC, has agreed/committed to utilize 18.90% business equity participation on the design phase, and ECBUILD, LLC, has committed to 25% business equity participation on the construction phase. The final Business Equity goal on the construction percentage can be adjusted once GMP has been finalized. Any changes in subcontractors will be reviewed by the Business Equity Division.

This project is located in Council District 9.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the General Fund assigned fund balance and upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in the General Capital Projects Fund for the Downtown Library project to support the approval of the above recommendations and execution of a contract. Prior to an expenditure being incurred, the Property Management and Library Departments have the responsibility of verifying the availability of funds.

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