

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 06/24/25 M&C FILE NUMBER: M&C 25-0618

LOG NAME: 21FAR NORTHWEST LIBRARY CMAR CONTRACT

**SUBJECT**

(CD 10) Authorize Execution of a Construction Manager at Risk Contract with HM & MF Ltd., dba Muckleroy & Falls, in the Amount of \$12,323,132.00, Including an Owner's Construction Contingency Allowance, for the New Library Located in Far Northwest Fort Worth at 1297 Avondale-Haslet Road (2022 Bond Program)

**RECOMMENDATION:**

It is recommended that the City Council authorize execution of a Construction Manager at Risk Contract with HM & MF Ltd., dba Muckleroy & Falls, in the amount of \$12,323,132.00, including an owner's construction contingency allowance, for the new library located in far northwest Fort Worth at 1297 Avondale-Haslet Road (City Project No. 103980).

**DISCUSSION:**

The Far Northwest Library project was included in the 2022 Bond Program and calls for the design and construction of a new library in far northwest 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. Once a scope of work and initial budget was defined, a request for qualifications was advertised in the *Fort Worth Star-Telegram* on August 10, 2023, and August 17, 2023. The City of Fort Worth received four proposals from CMAR contractors. A selection team composed of members of the Architect of record, 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 three 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	Prim Construction
Proposed Fees	50	46	48
M/WBE Review	PASS	PASS	PASS
Experience & References CMAR PROJECTS	35	35	25
Past Work in the City	10	10	10
TOTALS	95.0	91.0	83.0

Following a request for qualifications (RFQ) and interviews, staff administratively executed a Pre-Construction agreement with HM & MF Ltd. dba Muckleroy & Falls in the amount of \$10,000.00.

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

<b>Far Northwest Library</b>	<b>TOTALS</b>
Land Purchase	\$980,100.00
Architectural Design Fees (Including Amendment No. 1)	\$956,648.00
CMAR Construction Cost (Including Owner's Construction Allowance and Preconstruction)	\$12,323,132.00
Project Administration Cost (Site Utilities, IT, Security, Project Management, Contingency, FFE, Book Collections, Etc.)	\$2,537,936.00
<b>PROJECT TOTAL</b>	<b>\$16,797,816.00</b>

This project is funded from the 2022 Bond Program and the sale of the Central Library.

**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 2027, to be \$264,000.00 annually.

**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.

**Business Equity** – The City's Business Equity goal on this CMAR project is 25%. Muckleroy & Falls, has agreed/committed to utilize 28.39% business equity subcontractor participation for the scope of work, meeting the City's Business Equity Ordinance. 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.

The new Far Northwest Library is to be located in COUNCIL DISTRICT 10.

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#### **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the General Capital Projects, 2014, 2018 and 2022 Bond Program Funds for the Far NW Library project to support approval of the above recommendation and execution of the contract. Prior to any expenditure being incurred, the Library and Property Management Departments have the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Valerie Washington 6199

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Expedited