

Mayor and Council Communication

DATE: 02/27/24

M&C FILE NUMBER: M&C 24-0160

LOG NAME: 21FIRE STATION COMMUNITY CENTER

SUBJECT

(CD 9) Authorize the Execution of Amendment No. 1 to the Architectural Services Agreement with OWT Architects, PLLC., in the Amount of \$635,500.00 for a Total Contract Value of \$730,000.00, 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 the execution of Amendment No. 1 to the Architectural Services Agreement with OWT Architects, PLLC., in the amount of \$635,500.00 for a total contract value of \$730,000.00, to provide Architectural Design and Construction Administration Services for the 2022 Bond Fire Station Community Center (City project No 104196).

DISCUSSION:

The 2022 Bond Program includes demolition of part of existing facility due to age, functional obsolescence, and insufficient space for programming needs; and design and construction of new facility (approximately 20,000 SF) and associated infrastructure and site improvements, including, but not limited to gymnasium, fitness area, and meeting rooms. The project will also include the preservation, renovation, and expansion of portions of the existing facility.

A request for Statements of Qualifications (SOQ) was advertised in the *Fort Worth Star-Telegram* on February 2, 2023 and February 9, 2023. Eight SOQs were received March 9, 2023. These submittals were from the following firms:

- Brinkley Sargent Wiginton
- Elements of Architecture, Inc.
- HKS, Inc.
- KAI
- OWT Architects, PLLC
- PGAL
- RPGA
- Wright Group

A selection team, comprised of members of the Park & Recreation Department, Property Management Department and the Office of Business Diversity, reviewed these proposals and met on April 3rd, 2023 to create a short list for interviews. Interviews were conducted on May 2, 2023. The selection team prepared scores based on the interviews and discussions as follows:

Design Proposal Evaluations	Brinkley Sargent Wiginton	KAI	OWT Architects	RPGA
Firm's Experience	24	22	25	24
Technical Competence	19	20	20	20
Capability To Perform	20	19	20	19
Schedule	10	10	10	9
Within City of FW Experience	25	25	25	25
Business Equity	Responsive	Responsive	Responsive	Responsive
TOTALS	98	96	100	97

After ranking the proposals and conducting interviews, the selection team ranked OWT Architects, PLLC as the best qualified to provide architectural services for the new Fire Station Community Center. On September 20, 2023, staff administratively authorized an architectural services agreement with OWT Architects in the amount of \$94,500.00 to provide programming and schematic design services and establish an initial construction budget.

The selection committee recommends that the City Council authorize the execution of Amendment No.1 to the Architectural Services Agreement with OWT Architects, PLLC in the amount of \$635,500.00, for a total contract value of \$730,000.00, including reimbursable expenses to provide complete architectural design and construction administration services for the new 2022 Bond Fire Station Community Center.

The overall budget for the project is as follows:

PROJECT BUDGET	Cost
Design Costs	\$ 94,500.00
Amendment 1 including Reimbursable	\$635,500.00
Total Design Fees	\$730,000.00
Anticipated Construction Contract (CMAR) include Owner's Contingency allowance	\$15,050,000.00
Administration Costs	\$2,089,000.00
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 (PAR) 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.

This project is included in the 2022 Bond Program for \$11,575,000.00. The current total estimated costs are \$17,869,000. 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 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 - Oxley Williams Tharp Architects PLLC is in compliance with the City's Business Equity Ordinance by committing to 22% MWBE participation on this project. The City's MWBE goal on this project is 8%.

The 2022 Bond Fire Station Community Center is to be 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 & Recreation Department has the responsibility to validate the availability of funds.

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