

Mayor and Council Communication

DATE: 04/07/20

M&C FILE NUMBER: M&C 20-0240

LOG NAME: 21NORTHSIDE COMMUNITY CENTER RENOVATIONS

SUBJECT

Authorize Execution of a Design-Build Contract with HM & MF, Ltd., d/b/a Muckleroy & Falls, in the Not-To-Exceed Amount of \$4,390,000.00, Based on Design-Build Management Fees of 0.25% for Design and 2.99% for Construction, and to Include an Owner's Construction Contingency Allowance, to Design and Build Renovations to the Northside Community Center, for a Total Project Cost of \$5,100,000.00 (2018 Bond Program) (COUNCIL DISTRICT 2)

RECOMMENDATION:

It is recommended that the City Council authorize execution of a Design-Build Contract with HM & MF, Ltd., d/b/a Muckleroy & Falls, in the not-to-exceed amount of \$4,390,000.00, based on design-build management fees of 0.25% for design and 2.99% for construction, and to include an Owner's Construction Contingency Allowance, to design and build renovations to the Northside Community Center.

DISCUSSION:

Nortside Community Center was constructed in 1960 and is currently over 30,000 square feet. The facility was designed before accessibility laws (ADA) were introduced and has multiple entries at multiple levels. This project is intended to accomodate program expansion and address site and facility accessibility issues.

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 December 5, 2019 and December 12, 2019. The City of Fort Worth received nine proposals from design-build teams. A selection team composed of members of Neighborhood Services Department, Property Management Department and the Office of Business Diversity carefully reviewed these submittals and after scoring and much discussion were able to establish a short list of four highly qualified teams.

After ranking the proposals and conducting interviews, the selection team determined that the Muckleroy & Falls/Elements of Architecture, Inc. team's proposal offered the best value to the City.

SCORING MATRIX TABLE:

| Team Name | HM & MF, Ltd., d/b/a Muckleroy & Falls/Elements of Architecture, Inc. | FPI Builders, LLC/Hahnfeld Hoffer Stanford | Prim Construction/GSBS Architects | Speed Fab- Crete/Callahan & Freeman Architects |
|-------------------------------|---|---|---|---|
| Proposed Fees | 50 | 48 | 42 | 40 |
| Firms Design Build Experience | 6 | 9 | 8 | 8 |
| Technical Competence | 5 | 4 | 4 | 3 |
| Experience & References | 3 | 4 | 4 | 5 |
| Schedule | 5 | 5 | 4 | 4 |
| Past Relationship with City | 8 | 7 | 6 | 5 |
| M/WBE Review | 12.5 | 11.5 | 13.5 | 12.5 |

| | | | | |
|---------------|-------------|-------------|-------------|-------------|
| TOTALS | 89.5 | 88.5 | 81.5 | 77.5 |
|---------------|-------------|-------------|-------------|-------------|

The overall project budget for the Project is as follows:

| PROJECT COST | Amount |
|--|-----------------------|
| Design Build Cost (Owner's Construction Contingency Allowance) | \$4,390,000.00 |
| Staff Time, Materials Testing, IT, Security, Fixtures Furnishing & Equipment (FF&E), Contingency, etc. | \$710,000.00 |
| TOTAL PROJECT COST | \$5,100,000.00 |

Funds for this project are included in the 2018 Bond Program. Available resources within the General Fund will be used to provide interim financing until debt is issued. Once debt associated with the project is sold, bond proceeds will reimburse the General Fund in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance No. 23209-05-2018) and subsequent actions taken by the Mayor and Council.

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."

Office of Business Diversity - HM & MF, Ltd., d/b/a Muckleroy & Falls is in compliance with the City's BDE Ordinance by committing to 88% SBE participation on the design phase and 15% MBE participation on the construction phase of the design-build project. The City's SBE goal on the design phase is 10% and on the construction phase is 15%.

This project is located in COUNCIL DISTRICT 2.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as appropriated, of the 2018 Bond Program Fund Northside Community Center project to support approval of the above recommendation and award of the contract. Prior to any expenditure being incurred, the Neighborhood Services Department has the responsibility to validate the availability of funds.

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