

Mayor and Council Communication

DATE: 12/13/22

M&C FILE NUMBER: M&C 22-1061

LOG NAME: 21STOP SIX HUB ARCHITECTURE & DESIGN

SUBJECT

(CD 5) Authorize Execution of Amendment No. 2 to the Architectural Services Agreement with Harrison Kornberg Architects LLC, in the Amount of \$2,107,431.00, for a Total Contract Value of \$2,199,969.00, to Provide Architectural Services Associated with The Hub, which Consists of a New Multipurpose Community Center, New Aquatics Center, and New Early Learning Center to be Located in the 5100 Block of Avenue G in the Stop Six Neighborhood; Adopt Appropriation Ordinance; and Amend the Fiscal Year 2023-2027 Capital Improvement Program (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of Amendment No. 2 to the architectural services agreement with Harrison Kornberg Architects LLC, in the amount of \$2,107,431.00, for a total contract value of \$2,199,969.00, to provide architectural services associated with The Hub, which consists of a new multipurpose community center, aquatics center, and early learning center to be located in the 5100 block of Avenue G in the Stop Six Neighborhood;
2. Adopt the attached appropriation ordinance increasing receipts and appropriations in the Grants Cap Projects Federal Fund in the amount of \$5,000,000.00, transferred from the Grants Operating Federal Fund, for the purpose of funding The Hub Early Learning Center project (City Project No. 103855); and
3. Amend the Fiscal Year 2023-2027 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to approve actions associated with execution of Amendment No. 2 to the architectural services agreement with Harrison Kornberg Architects LLC for The Hub, setting up some previously approved funding as a capital project, and amending the capital improvement program..

The Hub will be a new community center complex, located in the Stop Six community, that will include a multipurpose community center operated by the Neighborhood Services Department; an early learning facility operated by Child Care Associates; and a new aquatics center operated by the Park & Recreation Department.

Project Funding:

Funding for the project includes voter-approved bonds from the 2022 bond program (community and aquatics centers), previously allocated American Rescue Plan Act funds (early learning facility), and private donations as shown:

Anticipated Funding Sources	Amount
Child Care Associates ARPA Funding (M&C 21-0814)	\$5,000,000.00
Fort Worth Housing Solutions Donation (M&C 22-0019): <ul style="list-style-type: none">• Sid Richardson Foundation - \$500,000• Amon G. Carter Foundation - \$325,000• Rainwater Foundation - \$50,000• Affiliated Bank - \$2,500	\$877,500.00
Amon G. Carter Foundation Additional (M&C 22-0930)	\$50,000.00
2022 Bond Program - Stop Six Community Center (HUB)	\$17,500,000.00
2022 Bond Program - Stop Six Aquatic Facility (HUB)	\$8,200,000.00
Total Funding	\$31,627,500.00

Estimated Costs:

The overall budget for the project is as follows:

PROJECT COST	Amount
Design Costs	\$2,199,969.00
Design Build Cost (Including 7.5% Owners Construction Contingency Allowance)	\$25,946,431.00
Staff Time, Materials Testing, IT, Security, Fixtures Furnishings and Equipment (FF&E), Kitchen Equipment, Books, Exercise Equipment, Contingency, etc.	\$3,341,100.00
Total Project Cost	\$31,577,500.00

Architectural Services Agreement and this M&C

Approval of this M&C authorizes an amendment to the previously executed architectural services agreement.

A competitive procurement process for these services was conducted in accordance with Chapter 2254 of the Texas Government Code, with advertisement in January 2022, submissions in February, and interviews in March. More details of the selection process are contained in the document attached to this M&C.

In order to expedite the project, City staff administratively executed an architectural services agreement with Harrison Kornberg Architects, LLC to provide illustrations to support the bond program in the amount of \$12,000.00, with funding from the private donations. Amendment No. 1 was also executed using delegated authority in order to provide initial programming studies, in the amount of \$80,538.00, for a total contract value of \$92,538.00. Amendment No. 2 will provide the balance of architectural services for the design and construction administration of the project, for a total contract value of \$2,199,969.00.

Approval of the second recommendation appropriates the previously approved ARPA dollars (M&C 21-0814) into a capital project, with the third recommendation formally amending the previously approved capital improvement program.

Other Matters

This project is partially funded from 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 impact to operating cost associated with this project for the Neighborhood Services Department, beginning in Fiscal Year 2025, is expected to be \$400,000.00 annually.

The impact to maintenance cost associated with this project for the Property Management Department, beginning in Fiscal Year 2025, is expected to be \$407,000.00 annually.

The impact to maintenance cost associated with this project for the Park and Recreation Department, beginning in Fiscal Year 2025, is expected to be \$237,202.00 annually.

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."

M/WBE OFFICE – Harrison Kornberg Architects LLC is in compliance with the City's Business Equity Ordinance by committing to 27% Business Equity participation on this project. The City's Business Equity goal on this project is 14%.

The Hub is located in COUNCIL DISTRICT 5.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the American Rescue Plan Act project within the Grants Operating Federal Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the Grants Cap Projects Federal Fund and 2022 Bond Program Fund for the Stop Six Hub Community Center and Stop Six Aquatics Facility projects to support the approval of the above recommendations and execution of the amendment to the agreement. Prior to an expenditure being incurred, the Property Management, Neighborhood Services, and Parks and Recreation Departments have the responsibility of verifying the availability of funds.

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