

Mayor and Council Communication

DATE: 06/22/21

M&C FILE NUMBER: M&C 21-0428

LOG NAME: 21NORTHWEST COMMUNITY CENTER AMENDMENT NO. 2

SUBJECT

(CD 7) Authorize Execution of Amendment No. 2 to the Architectural Services Agreement with Brinkley Sargent Wiginton Architects, Inc., in the Amount of \$265,277.00, for a Total Contract Value of \$1,165,277.00, to Provide Civil Design and Construction Administration Services for the Northwest Community Center, Adopt Attached Appropriation Ordinance and Amend the Fiscal Years 2021-2025 Capital Improvement Program (2018 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of Amendment No. 2 to the Architectural Services Agreement with Brinkley Sargent Wiginton Architects, Inc., in the amount of \$265,277.00, for a total contract value of \$1,165,277.00, to provide civil design and construction administration services for the Northwest Community Center project;
2. Adopt the attached appropriation ordinance increasing receipts and appropriations in the Park and Recreation Department Gas Lease Capital Project Fund from available funds for the Northwest Community Center project (City Project No. 101650) by \$1,820,000.00; and
3. Amend the Fiscal Years 2021-2025 Capital Improvement Program.

DISCUSSION:

The City Council authorized the execution of Amendment No. 1 to the Architectural Services Agreement with Brinkley Sargent Wiginton Architects, Inc. in the amount of \$803,750.00, for a total contract amount of \$900,000.00 on April 7, 2020 (Mayor and Council Communication (M&C) 20-0241). The new Northwest Community Center will be developed on a portion of the Northwest Community Park. On the east boundary of the site, the Texas Department of Transportation (TxDOT) is elevating Blue Mound Road above Big Fossil Creek. This affects the primary access to the park and new community center. These changes have significantly impacted the access to the site, requiring a bridge to be constructed for this project. The purpose of this M&C is to execute Amendment No. 2 and appropriate \$1,820,000.00 in additional funds from the Park & Recreation Department's Gas Lease Fund which is needed to complete the project

Funding for this project was included in the FY2021-2025 Capital Improvement Program in the amount of \$10,000,000.00. Additional funding in the amount of \$1,820,000.00 is needed due to unanticipated changes by TxDOT to Blue Mound Road. The action in this M&C will amend the FY2021-2025 Capital Improvement Program as approved in connection with Ordinance 24446-09-2020. The overall budget for the project is as follows:

Project Budget	Cost
Design Costs	\$1,165,277.00
Anticipated Construction Costs	\$9,427,292.00
Administrative Costs - Advertising, Bidding, Staff Time, Impact Fees, Utility Costs, Platting Costs, IT, Security, FFE, Contingencies, etc.	\$1,227,431.00
TOTAL	\$11,820,000.00

Schedule - The design portion of this project started in the third quarter of 2019 and construction is anticipated to be complete in the second quarter of 2021.

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."

Business Equity - Brinkley Sargent Wiginton Architects, Inc. agrees to maintain its initial SBE commitment of 20% that it made on the original contract and extend and maintain that same SBE commitment of 20% to all prior change orders up to and inclusive of this Amendment No. 2. Therefore, Brinkley Sargent Wiginton Architects remains in compliance with the City's BDE Ordinance and attests to its commitment by its signature on the Acceptance of Previous SBE Commitment form executed by an authorized representative of its company.

This project is 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.

The new Northwest Community Center is to be located in COUNCIL DISTRICT 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Unspecified Restr Park Endowmt and the Unspecified - Gas Lease Rev projects within the PARD Gas Lease Capital Project Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the PARD Gas Lease Capital Project Fund for the Northwest Community Center project to support the approval of the above recommendations and execution of the amendment. Prior to an expenditure being incurred, the Property Management and Park & Recreation Departments have the responsibility of verifying the availability of funds.

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