

# Mayor and Council Communication

**DATE:** 05/14/24

**M&C FILE NUMBER:** M&C 24-0386

**LOG NAME:** 2024 DESIGN BUILD SERVICES FOR EVERMAN PARKWAY PROJECT

**SUBJECT**

(CD 8) Authorize Execution of a Design-Build Services Agreement with Burns & McDonnell Engineering Company, Inc. for the Extension of Everman Parkway from Rosedale Spring Lane to Cameron Hill Point Project with a Preconstruction Phase Fee in the Amount of \$2,195,464.00, a General Conditions Cost of 0.75% and a Construction Phase Fee of 3.5% of the Cost of Work, Within the Project Budget of \$41,800,000.00 (2022 Bond Program)

**RECOMMENDATION:**

It is recommended that the City Council authorize execution of a Design-Build Agreement with Burns & McDonnell Engineering Company, Inc. for the extension of Everman Parkway from Rosedale Springs Lane to Cameron Hill Point with a preconstruction phase fee in the amount of \$2,195,464.00, a general conditions cost of 0.75% and a construction phase fee of 3.5% of the cost of work, within the project budget of \$41,800,000.00 (City Project No. 103271).

**DISCUSSION:**

This Mayor and Council Communication (M&C) recommends authorization for execution of a Design-Build Agreement with Burns & McDonnell Engineering Company, Inc. (B&M) for the extension of Everman Parkway from Rosedale Springs Lane to Cameron Hill Point (City Project Number 103271).

The agreement includes a pre-construction phase fee in the amount of \$2,195,464.00 and also sets the construction phase fee of 3.5% and the general conditions cost of 0.75%, the latter two as a percentage of the cost of construction work. This project is being delivered using the Design-Build method which allows delivery flexibility via incremental components. After pre-construction phase activities have advanced sufficiently such that the project design and risks are suitably defined, a Guaranteed Maximum Price (GMP) for the construction phase will be established. The GMP is expected by late 2024 or early 2025, and excludes costs related to land acquisition, project management, owner’s representative (Freese and Nichols, Inc., CSC No. 59439) and other project costs being directly undertaken by the Transportation & Public Works Department.

B&M was selected for this project using a two-step procurement process in accordance with Texas law. The first step, Request for Qualifications (RFQ), was advertised in the *Fort Worth Star-Telegram* on October 12, 2023 and October 19, 2023. The City received and publicly opened six responses on November 9, 2023. After evaluation and scoring by the Evaluation Committee, three firms were invited to submit proposals as part of the second step of the procurement.

The City received three proposals on February 1, 2024, each including a narrative description of services proposed to complete the project including a fixed price for pre-construction services as well as a fee for both the construction phase and for general conditions (both as a fixed percentage of the GMP). The proposals were reviewed and a one-hour interview was conducted with each proposer.

The City’s Evaluation Committee ranked B&M the highest using scoring methods developed and published in the Request for Proposals. See the table below for the evaluation scores of the three shortlisted firms.

Proposer	Total Score	Rank
Burns & McDonnell Engineering Company, Inc.	97.8	1
Flatiron Construction Inc.	74.9	2
Sundt Construction Inc.	59.6	3

The fees included in the B&M proposal are as follows:

- Pre-Construction Phase Fee: \$2,195,464.00
- Construction Phase Fee (to be included in GMP): 3.5%
- General Conditions Cost (to be included in GMP): 0.75%

Connectivity and safety for the traveling public are the project’s primary objectives. The scope of the project includes the design and construction of a new section of Everman Parkway between approximately Rosedale Springs Lane on the west and Cameron Hill Point on the east. The

proposed roadway includes an elevated roadway crossing at the Union Pacific Railroad (UPRR) tracks and a crossing of Sycamore Creek. The proposed grade-separated crossing of UPRR will be a major feature of the project to provide safe and uninterrupted travel for road users. Another key feature will be due consideration and mitigation of the effects of the project on the Sycamore Creek floodplain.

This project provides additional connectivity between the Chisholm Trail Parkway and Interstate Highway 35W. It includes an intersection with future Hemphill Street which will ultimately provide north-south connectivity to Risinger Road.

The proposed pre-construction budget and fees are considered fair and reasonable by City staff.

The following table summarizes the current available funding for the project:

<b>Fund</b>	<b>Existing Funding</b>	<b>Additional Funding</b>	<b>Project Total</b>
2022 Bond Fund (34027)	\$ 11,100,000.00	\$0.00	\$ 11,100,000.00
Misc. Funds (30104 & 30106)	\$ 18,416,876.54	\$0.00	\$ 18,416,876.54
Impact Fee (30108)	\$ 400,000.00	\$0.00	\$ 400,000.00
Old Capital Project Funds (39008)	\$ 400,000.00	\$0.00	\$ 400,000.00
<b>Total</b>	<b>\$ 30,316,876.54</b>	<b>\$0.00</b>	<b>\$ 30,316,876.54</b>

This project is included in the 2022 Bond Program, with an additional 11,100,000.00 in bond funding as well as \$400,000.00 in other City funding to be appropriated in FY2025. The City's Extendable Commercial Paper (ECP) (M&C 22-0607; Ordinance 25675-08-2022) provided liquidity to support the appropriation. Available resources will be used to make interim progress payments until the 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).

MWBE Office: Burns & McDonnell Engineering Company, Inc. is in compliance with the City's Business Equity Ordinance by committing to 16.47% MWBE participation on this project. The City's MWBE goal on this project is 15%.

The Project is located in COUNCIL DISTRICT 8.

**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 and the Developer Contribution Fund for the Everman Parkway (Rosedale Springs) project to support the above recommendation and execution of the agreement. Prior to any expenditure being incurred, the Transportation & Public Works Department is responsible for validating the availability of funds.

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Expedited