

Mayor and Council Communication

DATE: 02/13/24

M&C FILE NUMBER: M&C 24-0128

LOG NAME: 25COOP OMNIA EV2516 ESCALATOR REPLACEMENT/MODERNIZATION PED

SUBJECT

(ALL) Authorize Execution of a Contract with KONE INC. in an Amount Not to Exceed \$2,113,204.00 for the Will Rogers Memorial Center Escalator Replacement Project, Adopt Appropriation Ordinance and Amend the Fiscal Years 2024-2028 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of a contract with KONE INC. using Omnia Partners Cooperative Contract No. EV2516 in an amount not to exceed \$2,113,204.00 for escalator replacement and modernization capital improvements in the Amon Carter Building of the Will Rogers Memorial Center;
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Public Events Capital Fund by increasing estimated receipts and appropriations in the WRMC Escalator Replacement project (City Project No.104044) in the amount of \$530,000.00 and decreasing estimated receipts and appropriations in the WRMC Minor Renovation and Repair programmable project (City Project No. P00054) by the same amount; and
3. Amend the Fiscal Years 2024-2028 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the execution of a capital improvement contract with KONE Inc. utilizing OMNIA Partners Cooperative Contract No. EV2516 in an amount not to exceed \$2,113,204.00, including a contingency of \$130,000.00 for potential related mechanical and electrical work if necessary, for the replacement and modernization of the four (4) escalators in the Amon Carter Building at the Will Rogers Memorial Center (WRMC) and to appropriate additional capital funding, amending the Fiscal Years (FY) 2024-2028 Public Events Department (PED) Capital Improvement Program (CIP).

Originally, the PED strategy for addressing the Amon Carter Building escalators at WRMC was to complete improvements over several years in phases, however it was later determined that acceleration by appropriating total funding to execute a single project and contract for the complete replacement of all four (4) existing units would be most beneficial, as they are original to the building, have exceeded their life cycle and have not received mechanical or electronic upgrades since installation in the 1990's resulting in the need for safety elements to address future liability concerns. Overall maintenance to the existing units has become increasingly costly and repair parts are difficult to procure resulting in increased downtime.

In July of 2022, PED engaged the services of a professional consultant to assess the full scope of work needed, draft technical specifications and assist in choosing a qualified contractor to complete the work. With the help of the consultant, the Property Management Department and Financial Management Services-Purchasing Division, PED seeks to execute a contract with KONE Inc. for these capital improvements utilizing an existing cooperative agreement through Omnia Partners (Contract No. EV2561) based on review of their proposal specific to WRMC, work history on other similar projects and proposed lead and completion time being within grant funding deadlines. Staff's review of pricing is determined it to be fair and reasonable.

This project will completely remove the original escalators located in the northwest and southeast corners of the Amon Carter Building at WRMC and replace them with newly manufactured escalators incorporating the latest vertical transportation technology in order to improve overall performance, and increase reliability, safety and efficiency. Additionally, the newly installed escalators will result in an immediate positive customer experience.

Funding for this project was approved in the FY 2022-2026 PED CIP in connection with ordinance 25073-09-2021, amended with M&C 22-0393, May 24, 2022 accelerating the funding and combining multiple phases into a single project and M&C 23-0646, August 8, 2023 reallocating American Rescue Plan Act (ARPA) funds, Subtitle M (Coronavirus State and Local Fiscal Recovery Funds) along with other active projects at WRMC. The additional appropriations from this M&C were not included in the current CIP proposal because the extent of the material and labor increases occurring in the market since initiation of the design phase for this project were unforeseen at the time of the CIP proposal. The actions in this M&C amend the FY 2024-2028 CIP as approved in connection with ordinance 26453-09-2023 and with approval of the attached appropriation ordinance, funding will be available in Public Events Capital and Grants Capital Projects Federal Funds for the award of the contract.

COOPERATIVE PURCHASE: State law provides that a local government purchasing an item under a cooperative purchasing agreement satisfies state laws requiring that the local government seek competitive bids for the purchase of the items. Omnia Partners contracts have been competitively bid to increase and simplify the purchasing power of government entities.

DIVERSITY & INCLUSION - A Business Equity goal is not assigned when purchasing from an approved purchasing cooperative or public entity.

AGREEMENT TERMS - Upon City Council approval, the agreement will begin with contract execution and end with completion of the project. Staff

ADMINISTRATIVE CHANGE ORDERS - An administrative change order or increase may be made by the City Manager or his designee up to the amount allowed by relevant Law and the Fort Worth City Code and does not require specific City Council approval as long as sufficient funds have been appropriated.

The Director of Finance certifies that funds are currently available in the WRMC Minor Renovation & Repair programmable project within the Public Events Capital Fund and in the ARPA WRMC Escalator RIP Replac project within the Grants Cap Projects Federal Fund upon approval of the recommendations and adoption of the attached appropriation ordinance, funds will be available in the Public Events Capital and Grants Cap Projects Federal Funds for the ARPA WRMC Escalator RIP Replac project to support the above recommendations and execution of the contract. Prior to an expenditure being incurred, the Public Events Department has the responsibility to validate the availability of funds. This is a reimbursement grant.

Originating Business Unit Head:

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