

Mayor and Council Communication

DATE: 06/13/23

M&C FILE NUMBER: M&C 23-0510

LOG NAME: 25WRMCSHEEPANDSWINEBARNFUNDS

SUBJECT

(ALL) Adopt Appropriation Ordinances in an Amount Not to Exceed \$4,000,000.00 for the WRMC-Sheep & Swine Barn Renovation Project at the Will Rogers Memorial Center, Amend the Fiscal Year 2023 Culture and Tourism Fund Adopted Budget and Fiscal Years 2023-2027 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Culture and Tourism Fund in an amount not to exceed \$4,000,000.00 from available fund balance, for the purpose of transferring to the Culture and Tourism Capital Projects Fund for the WRMC-Sheep and Swine Barn Renovation project (City Project No. 104828);
2. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Culture and Tourism Capital Projects Fund, in an amount not to exceed \$4,000,000.00, transferred from the Culture and Tourism Fund for the purpose of funding the WRMC-Sheep and Swine Barn Renovation project (City Project No. 104828) for project cost prior to the bond sale; and
3. Amend the Fiscal Year 2023 Adopted Budget and Fiscal Years 2023- 2027 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to take actions associated with the facility improvements for the Sheep and Swine Barn and Livestock Handling Facilities (Project) at the Will Rogers Memorial Complex (WRMC) targeted to begin immediately after the end of the 2024 Fort Worth Stock Show and Rodeo (FWSSR).

M&C 23-0331 approved April 24, 2023 provided project funding in advance of the planned bond sale this year for the Design Procurement Agreement (DPA) with Event Facilities Fort Worth (EFFW) to start architectural design and engineering work. Likewise, to make the aggressive schedule workable, this M&C provides funding in advance of the bond sale in order to begin procurement for project components with long lead times and the Construction Manager at Risk (CMAR) to be more fully discussed in a companion M&C from the Property Management Department (21SHEEP AND SWINE BARN). The detailed list of long lead items is below and attached.

Line #	Item	Total Unit Price
1	Switchgear SB1	\$800,000
2	Switchgear SA1 & SA2	-
3	Balance of Electrical Panels	-
4	RTUs	\$340,000
5	Computer Room Air Units (CRACs)	\$150,000
6	Versadeck Roof Decking	\$900,000
7	Rolled Steel Beams for Show Arena	\$475,000
8	Brick	\$80,000
9	GPRS / X-Ray Scanning (locate/mark underground utilities)	\$3,000
10	Temporary Gas Line (needed prior to demo)	\$50,000
11	Restoration of Irrigation/Sod @ Affected Areas	\$20,000
12	IT Service Relocation / Reconfiguration (needed prior to demo)	\$50,000
13	Sheep and Swine Stall Mock-Up	\$50,000
14	Horse Stall Mock-Up	\$50,000
15	Stall Electrical Service Mock-Up	\$25,000
16	RV Sewer Tap	\$175,000
	Total Direct Costs	\$3,168,000
17	General Conditions	\$83,907
18	General Requirements	\$17,068
	Subtotal	\$3,268,975
19	Administrative Costs	\$379,127
20	Owners Contingency (7.5%)	\$245,173
21	Contractors Contingency (2.5%)	\$81,724
	Subtotal	\$3,975,000
22	CMAR Pre-Construction Services	\$25,000
	TOTAL	\$4,000,000

Staff recommends using existing Culture & Tourism Fund balance as the interim funding source. Because the debt to be issued for the project will be taxable, no reimbursement resolution is needed for the City to reimburse itself out of the bond proceeds after they are issued later this year. The action in this M&C will amend the Fiscal Year 2023 Adopted Budget as approved in connection with Ordinance 25773-09-2022, Section 2. Special Revenue Funds, as listed on page 7.

Funding is available for appropriation in the fund balance of the Culture and Tourism Fund.

Fund / Department

Budget Category	FY2023 Adopted Budget	Authority	Budget Adjustment	Revised FY2023 Budget
Culture and Tourism Fund				
Revenues				
Culture and Tourism	\$46,366,717.00	M&C 23-0221	\$2,596,047.00	\$48,962,764.00
Transfer from General Fund		M&C 23-0330	\$120,000.00	\$120,000.00
Use of Fund Balance		M&C 22-0984	\$136,000.00	\$136,000.00
		M&C 23-0330	(\$136,000.00)	(\$136,000.00)
		M&C 23-0331	\$1,343,899.00	\$1,343,899.00
		This M&C	\$4,000,000.00	\$4,000,000.00

Total Revenues	\$46,366,717.00		\$8,059,946.00	\$54,426,663.00
Expenditures				
Culture and Tourism	\$42,431,499.00	M&C 23-0330	\$3,200,000.00	\$45,631,499.00
		M&C 23-0330	\$120,000.00	\$120,000.00
		M&C 22-0984	\$136,000.00	\$136,000.00
		M&C 23-0221	\$573,467.00	\$573,467.00
Transfer to General Fund	\$943,581.00			\$943,581.00
Transfer to Capital Fund	\$500,000.00			\$500,000.00
		M&C 23-0331	\$1,500,000.00	\$1,500,000.00
		This M&C	\$4,000,000.00	\$4,000,000.00
Transfer to VERF	\$179,155.00			\$179,155.00
Transfer to IT Refresh Capital	\$44,054.00			\$44,054.00
Transfer to Debt Fund	\$798,907.00			\$798,907.00
Contribution to Fund Balance /Net Position	\$1,469,521.00	M&C 23-0330	(\$3,200,000.00)	(\$1,730,479.00)
		M&C 23-0330	(\$136,000.00)	(\$136,000.00)
		M&C 23-0331	(\$156,101.00)	(\$156,101.00)
		M&C 23-0221	\$2,022,580.00	\$2,022,580.00
Total Expenditures	\$46,366,717.00		\$8,059,946.00	\$54,426,663.00

Funding for the Project was included in the FY2023-2027 Capital Improvement Program for year 2024. Accelerated funding is needed for this project in advance of the bond sale to order project components with long lead times and still meet the aggressive construction schedule. The action in the M&C will amend the FY2023-2027 Capital Improvement Program as approved in connection with ordinance 25773-09-2022.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Culture & Tourism Fund and upon approval of the above recommendations and adoption of the appropriation ordinances, funds will be available in the Culture & Tourism Cap Projects Fund, WRMC- Sheep and Swine Barn Ren project. Prior to an expenditure being incurred, the Property Management and Public Events Departments have the responsibility of verifying the availability of funds.

Submitted for City Manager's Office by: William Johnson 5806

Originating Business Unit Head: Michael Crum 2501

Additional Information Contact: Andrea Wright 2502

Expedited