

# Mayor and Council Communication

DATE: 06/27/23

M&C FILE NUMBER: M&C 23-0567

LOG NAME: 21FIRE STATION 43 CONSTRUCTION CONTRACT

**SUBJECT**

(CD 3) Authorize Execution of a Construction Contract with RJM Contractors, Inc, in an Amount Not to Exceed \$9,134,687.00, Including the Owner's Construction Allowance, for the Construction of a New Fire Station 43 for a Total Anticipated Project Cost of \$10,817,345.00 (2014 Bond Program); and Adopt Appropriation Ordinances in the Amount of \$4,000,000.00 for Additional Funding for the Fire Station 43 Project; and Amend the Fiscal Years 2023-2027 Capital Improvement Program

**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the execution of a construction contract with RJM Contractors, Inc., in an amount not to exceed \$9,134,687.00, including the owner's construction allowance, for the new Fire Station 43 for a total anticipated project cost of \$10,817,345.00;
2. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the General Fund in an amount not to exceed \$4,000,000.00, from available fund balance, for the purpose of transferring to the General Capital Projects Fund for the Fire Station 43 project (City Project No. C02501); and
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the General Capital Projects Fund in an amount not to exceed \$4,000,000.00, transferred from the General Fund, for the purpose of funding Fire Station 43 project (City Project No. C02501).
4. Amend the Fiscal Year 2023 Adopted Budget and the Fiscal Years 2023-2027 Capital Improvement Program

**DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to authorize the execution of a construction contract with RJM Contractors, Inc in the amount not to exceed \$9,134,687.00 including the owner's construction allowance, for the new Fire Station 43.

The 2014 Bond Program allocated \$4,700,000.00 for the design and construction of the new Fire Station 43. The start of this project was delayed allowing development of the area to progress. A site was selected and purchased (M&C L-16171), Dec 11, 2018, however unforeseen water utility issues made the initial site unusable for a fire station. A temporary fire station was established at Cook Children's Pediatrics Walsh Ranch, 13340 Highland Hills Drive (M&C 21-0759), Dec 11, 2018. The City's one-story, prototype design was adapted for a site on Walsh Ranch Parkway, north of Interstate Highway 30. As part of obtaining the land, certain improvements to Walsh Ranch Parkway were included in the project (M&C 22-0978), Nov 29, 2022.

The design portion of the project was authorized with Mayor and Council Communication (M&C C-28651), April 3, 2018. Construction documents were completed and submitted for advertisement in the *Fort Worth Star-Telegram* on April 12, and April 20, 2023. The City of Fort Worth received four bids from general contractors on May 11, 2023. The four firms were:

- Azteca Enterprises, LLC
- Batson-Cook Company
- RJM Contractors, Inc.
- Modern Contractors, Inc.

Three of the four firms provided the required "Post Proposal-Pre Award Submittals" to be further evaluated by the City and the Design Architect. A selection team composed of members of the Fire Department, Property Management Department, RPGA Design Group, and the Diversity & Inclusion Department, reviewed the proposals and evaluated them for the best value based on the criteria set forth in the Request for Proposal. Based on this evaluation, the selection team recommends award of the construction contract to RJM Contractors, Inc.

SCORING MATRIX TABLE:

Contractor Evaluation	RJM Contractors, Inc.	Modern Contractors, Inc	Azteca Enterprises, LLC
Proposed Fees	60	50	40
Proposed Schedule	8	9	8
References & Experience	17	17	10

Past Work in the City	9	7	5
MWBE Office Review	Responsive	Responsive	Responsive
<b>TOTALS</b>	<b>94</b>	<b>83</b>	<b>63</b>

The overall project costs are expected to be as described in the table below:

<b>PROJECT BUDGET</b>	<b>TOTAL</b>
Land	\$376,782.00
Architectural & Engineering Contract	\$603,980.00
Construction Contract, including Owner's Construction Allowance	\$9,134,687.00
Project Administration Cost: Project Management, Bid Advertisement, IT, Security, Materials Testing, Contingency, FFE, etc.	\$701,896.00
<b>PROJECT TOTAL</b>	<b>\$10,817,345.00</b>

**Schedule** - The design portion of this project will start in the summer of 2024 and construction is anticipated to be completed in the fall of 2024.

**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."

**Funding** - Funding is available for appropriation in the fund balance of the General Fund for the purpose of funding the Fire Station 43 project within the General Capital Projects Fund. As a part of the Fiscal Year 2022 year-end process, funding for capital shortfalls was identified and available fund balance from the General Fund was assigned to close this funding gap. (M&C 23-0095)

**Diversity and Inclusion Business Equity Office** - RJM Contractors, Inc. is in compliance with the City's Business Equity Ordinance by committing to 24% MWBE participation on this project. The City's MWBE goal on this project is 17%.

The new Fire Station 43 is to be located in Council District 3.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the General Fund and upon approval of the above recommendations and adoption of the appropriation ordinances, funds will be available in the General Capital Projects Fund for the Fire Station 43 project to support the above recommendations and execution of the contract. Prior to any expenditures being incurred, the Fire Department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Dana Burghdoff 8018

**Originating Business Unit Head:** Steve Cooke 5134

**Additional Information Contact:**

Expedited