

Mayor and Council Communication

DATE: 04/25/23

M&C FILE NUMBER: M&C 23-0327

LOG NAME: 21WILL ROGERS CATTLE BARN IV SPRINKLERS

SUBJECT

(CD 7 / Future CD 7) Adopt Ordinance Eliminating Appropriations in the Public Events Capital Fund of the WRMC Cattle Barn 4 Sprinklers Project in the amount of \$300,000.00 and Authorize Execution of a Construction Contract with Ranger Builders, LLC, in the Amount of \$287,348.00, Including 7.5 Percent for the Owner's Construction Contingency Allowance, for the Installation of Fire Protection Sprinklers in the Will Rogers Memorial Center, Cattle Barn 4, Located at 3325 Burnett Tandy Drive

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the attached appropriation ordinance eliminating appropriations in the Public Events Capital Fund of the WRMC Cattle Barn 4 Sprinklers Project (City Project No. 103661) in the amount of \$300,000.00; and
2. Authorize execution of a construction contract with Ranger Builders, LLC, in the amount of \$287,348.00, including 7.5 percent for the Owner's Construction Contingency Allowance, for the installation of fire protection sprinklers in the Will Rogers Memorial Center, Cattle Barn 4, located at 3325 Burnett Tandy Drive.

DISCUSSION:

It is the purpose of this M&C to remove Public Events Capital funds currently appropriated in and transferred to the WRMC Cattle Barn 4 Sprinkler project, to make those funds available for future appropriation to other Public Events Department capital projects as needed. This M&C also authorizes the execution of a construction contract with Ranger Builders, LLC, in the amount of \$287,348.00, including 7.5 Percent for the Owner's Construction Contingency Allowance, for the installation of fire protection sprinklers in the Will Rogers Memorial Center, Cattle Barn 4, located at 3325 Burnett Tandy Drive.

The Public Events Department is in the process of installing fire protection sprinkler systems to all the show barns. Cattle Barn 1, Cattle Barn 2, Cattle Barn 3 and the Tower Promenade have been accomplished. Cattle Barn 4 is the next to be provided with a sprinkler system. On November 30, 2021, M&C 21-0913 approved the use of \$550,000.00 from American Rescue Plan Act funds, Subtitle M (Coronavirus State and Local Fiscal Recovery Funds) for the reinstatement of this project which was deferred as a result of lost Hotel Occupancy Tax Due to the COVID-19 Pandemic.

The City issued a Request for Proposals on December 8, 2022. Pre-proposal meetings and site visits were conducted with interested contractors. On December 21, 2022, the City received 3 responses from contractors, Calc Construction, Inc., Ranger Builders, LLC, and EFS-Engineered Fire System. Only Ranger Builders, LLC provided the required Post Proposal-Pre Award Submittals to be further evaluated by the City.

Ranger Builders, LLC's proposal was reviewed by members of the Public Events Department, the Office of Business Diversity and the Property Management Department. The proposal was reviewed and found to be complete and the price was determined to be reasonable. References were checked and based on this review, the selection team recommends award of the construction contract to Ranger Builders, LLC.

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

CATTLE BARN 4 SPRINKLERS BUDGET	TOTALS
Construction Contract, including Owner's Controlled Contingency.	\$ 287,348.00
Project Administration Costs (Project Management, Testing, Contingency, Etc.)	\$ 40,500.00
PROJECT TOTAL	\$ 327,848.00

Funding is available in the Grants Capital Projects Federal Fund for the purpose of funding the Cattle Barn 4 Sprinklers, as appropriated.

Schedule - Construction is planned to begin during the second quarter of calendar year 2023 with an anticipated completion date during the third quarter of calendar year 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."

Diversity and Inclusion Business Equity Office - Ranger Fire, Inc. is in compliance with the City's Business Equity Ordinance by committing to 0.00% Business Equity participation and documenting good faith effort. Ranger Fire, Inc. identified several subcontracting and supplier opportunities. However, the firms contacted in the areas identified did not respond or did not respond or did not submit the lowest bids. The City's Business Equity goal on this project is 6%."

The Will Rogers Memorial Center is located in COUNCIL DISTRICT 7/FUTURE COUNCIL DISTRICT 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available as appropriated in the Grants Cap Projects Federal Fund for the WRMC Cattle Barn 4 Sprinkler project. Prior to an expenditure being incurred, the Public Events Department and Property Management Department have the responsibility of verifying the availability of funds. Grant funds will be transferred to the Grants Cap Projects Federal Fund for the project on a reimbursement basis.

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

Originating Business Unit Head: Steve Cooke 5134

Additional Information Contact: Nikita Watts 2028