

Mayor and Council Communication

DATE: 02/16/21

M&C FILE NUMBER: M&C 21-0120

LOG NAME: 21SYCAMORE COMMUNITY CENTER RENOVATION

SUBJECT

(CD 8) Authorize Execution of Amendment 1 to the Architectural Services Agreement with Elements of Architecture, Inc., in the Amount of \$203,062.00, for a total Contract Amount of \$234,562.00, and a Construction Manager at Risk Contract with HM & MF, Ltd., dba Muckleroy & Falls, in the Not-To-Exceed Amount of \$2,150,000.00, Including an Owner's Construction Contingency Allowance, for Renovations to the Sycamore Community Center, for a Total Project Cost of \$2,710,000.00 (2018 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of Amendment 1 to the Architectural Services Agreement with Elements of Architecture, Inc., in the Amount of \$203,062.00, for a total contract amount of \$234,562.00; and
2. Authorize execution of a Construction Manager at Risk Contract with HM & MF, Ltd., dba Muckleroy & Falls, in the not-to-exceed amount of \$2,150,000.00, and including an owner's construction contingency allowance, to design and build renovations to the Sycamore Community Center (City Project No. 101655).

DISCUSSION:

The Sycamore Community Center project included in the 2018 Bond Program calls for the renovation and rehabilitation of the existing community center to accommodate program expansion, enhance lighting, replace gym floor, and address structural issues. Based on the budget and scope of work, it was determined that the Construction Manager (CMAR) at Risk would be the best delivery method. Following a Request for Qualifications process and interviews, staff administratively executed a professional services agreement with Elements of Architecture, Inc. Once a scope of work and initial budget was defined, a Request for Qualifications was advertised in the *Fort Worth Star-Telegram* on June 25, 2020 and July 2, 2020. The City of Fort Worth received eleven proposals from CMAR contractors. A selection team composed of members of Park & Recreation Department, Property Management Department, and the Office of Business Diversity carefully reviewed these submittals and after scoring and much discussion were able to establish a shortlist of four highly qualified teams. After ranking the proposals and conducting interviews, the selection team determined that the Muckleroy & Falls' proposal offered the best value to the City.

SCORING MATRIX TABLE:

TEAM NAME	HM & MF, Ltd., d/b/a Muckleroy & Falls	AUI Partners, LLC	FPI Builders, LLC	RJM Contractors, Inc.
Proposed Fees	49	50	49	45
M/WBE Review	9	8	8	9
Experience & References CMAR PROJECTS	14	14	13	10
Experience & References SIMILAR TYPE PROJECTS	14	12	10	13
Past Work in the City	10	7	9	9
TOTALS	96	91	89	86

The overall project budget for the Project is as follows:

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PROJECT COST	Amount
Professional Services Agreement, Including Amendment 1	\$234,562.00
CMAR Construction Contract	\$2,150,000.00
Staff Time, Materials Testing, IT, Security, Fixtures Furnishing & Equipment (FF&E), Contingency, etc.	\$325,438.00
TOTAL PROJECT COST	\$2,710,000.00

This project is included in the 2018 Bond Program. Available resources within the General Fund will be used to provide interim financing until debt is issued. Once debt associated with the project is sold, bond proceeds will reimburse the General Fund in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance No. 23209-05-2018) and subsequent actions taken by the Mayor and Council.

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."

Office of Business Diversity - Elements of Architecture, Inc. is in compliance with the City's BDE Ordinance by committing to **35%** SBE participation on this project. The City's SBE goal on this project is **10%**. Additionally, Elements of Architecture, Inc. is a certified M/WBE firm. **Muckleroy & Falls** is in compliance with the City's BDE Ordinance by committing to **20%** MBE participation on this CMAR project. The City's MBE goal on this CMAR project is **13%**.

This 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 2018 Bond Program Fund for the Sycamore Community Center project to support approval of the above recommendations, execution of the amendment to the agreement and execution of the contract. Prior to any expenditure being incurred, the Park & Recreation Department has the responsibility to validate the availability of funds.

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