

Mayor and Council Communication

DATE: 02/28/23

M&C FILE NUMBER: M&C 23-0164

LOG NAME: 21FIRE STATION 26 SOUTH DRIVE W. DESIGN

SUBJECT

(CD 6 / Future CD 6) Authorize Execution of an Architectural Design Contract in the Amount of \$436,920.00 Including \$52,170.00 of Reimbursable Expenses, with RPGA Design Group, Inc., for Design and Construction Administration Services for Fire Station No. 26 Located at 4915 South Drive W. for an Estimated Total Cost of the Project, Including Design, Construction, and Other Costs in the Amount of \$6,674,500.00 (2018 Bond Program)

RECOMMENDATION:

It is recommended that the City Council authorize execution of an architectural design contract in the amount of \$436,920.00 including \$52,170.00 of reimbursable expenses, with RPGA Design Group, Inc., for design and construction administration services for Fire Station No. 26 located at 4915 South Drive W. for an estimated total cost of the project, including design, construction, and other costs in the amount of \$6,674,500.00.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize execution of an architectural design contract in the amount of \$436,920.00 including \$52,170.00 of reimbursable expenses, with RPGA Design Group, Inc., for design and construction administration services for Fire Station No. 26 located at 4915 South Drive W. Proposition D, Fire Safety Improvements, of the 2018 Bond Program authorized the demolition of existing Fire Station No. 26 and the design and construction of fire station on the existing site.

In February 2019, City Council authorized execution of an architectural design contract with Komatsu Architects for design and construction administration services, for Fire Station No. 26 to be located at the existing site, 6124 South Hulen Street (M&C C-29026). Drawings were completed and a Request for Proposals was prepared to be issued in October of 2020. At that time, the City Manager's Office and the Fire Department determined that it would not be in the best interest of the City to build the replacement for Fire Station 26 on the existing site. Staff worked through various possible new sites and funding strategies, and a new location was found and negotiations for the land were made. City Council approved the purchase of this new property at 4915 South Drive W., Fort Worth, Texas (M&C 23-0031).

This new site will accommodate the Fire Department's two-story prototype design. RPGA Design Group, Inc. is the City's designer for this prototype. Based on their unique expertise with this prototype design, City staff recommends that City Council authorize execution of an Architectural Services Agreement with RPGA Design Group, Inc. for design and construction administration for the new Fire Station 26, located at 4915 South Drive W. The contract with Komatsu was terminated late last year in accordance with Staff's desire to use RPGA's prototype design.

Estimated Costs: The estimated project costs for Fire Station 26 are as follows:

| FIRE STATION 26 - PROJECT COSTS | Cost |
|---|-----------------------|
| Komatsu Architects Design Fees | \$307,742.00 |
| Land Cost | \$1,193,000.00 |
| RPGA Design Group, Inc. Design Fees | \$436,920.00 |
| Construction Fees (Including Owner's Contingency Allowance) | \$4,264,273.00 |
| Project Management, Bid Advertisement, Materials Inspection, Site Utilities, etc. | \$472,565.00 |
| PROJECT TOTAL | \$6,674,500.00 |

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 this 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 (M&C G-19306) and subsequent events taken by the Mayor and Council.

Funding is budgeted in the Fire Public Safety Department's 2018 Bond Program Fund for the purpose of funding the Fire Station 26 project, as appropriated.

Schedule - Construction is planned to begin during the second quarter of the calendar year of 2023 with an anticipated completion date during the fourth quarter of the calendar year of 2024.

Waiver of Building Permit Fees - 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 - RPGA Design Group, Inc. is in compliance with the City's BDE Ordinance by committing to 30% SBE participation on this project. The City's SBE goal on this project is 15%.

Fire Station 26 is located in COUNCIL DISTRICT 6 / Future COUNCIL DISTRICT 6.

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 Fire Station 26 project to support the approval of the above recommendation and execution of the contract. Prior to any expenditure being incurred, the Fire Department has the responsibility to validate the availability of funds.

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Expedited