

Mayor and Council Communication

DATE: 09/13/22

M&C FILE NUMBER: M&C 22-0694

LOG NAME: 21FOREST PARK POOL DESIGN & CMAR

SUBJECT

(CD 9) Authorize Execution of Amendment 1 to the Architectural Services Agreement with Brinkley Sargent Wiginton Architects, Inc., in the Amount of \$879,620.00 for a Total Contract Amount of \$979,520.00, and Authorize Execution of a Construction Manager at Risk Contract with Steel & Freeman, Inc., in the Amount Not to Exceed \$9,497,625.00, Including an Owner's Construction Contingency Allowance, for a Total Project Budget of \$11,900,000.00, for the Forest Park Pool Replacement Project (2022 Bond Program) (City Project No. 103326)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of Amendment 1 to the Architectural Services Agreement with Brinkley Sargent Wiginton Architects, Inc., in the amount of \$879,620.00 for a total contract amount of \$979,520.00, and;
2. Authorize execution of a Construction Manager at Risk contract with Steele & Freeman, Inc. in the amount not to exceed \$9,497,625.00, including an owner's construction contingency allowance, for the Forest Park Pool replacement project.

DISCUSSION:

The Forest Park Pool Replacement project is included in the 2022 Bond Program and will replace the existing pool and support facilities. In order to start the design process, a Request for Qualifications was advertised in the *Fort Worth Star-Telegram* in August of 2021. The City of Fort Worth received eleven proposals from design teams. These included; Bennett Partners, Brandsetter Carroll, Brinkley Sargent Wiginton Architects, Dunaway Associates, EIKON Consulting Group, Fender/Andrade Architects, GFF, Kimley-Horn & Associates, LPA, Oxley Williams Tharp Architects, and RPGA Design Group.

On October 4, 2021, a selection team composed of members of the Park & Recreation Department, Property Management Department, and Diversity & Inclusion Department, carefully reviewed these submittals and after discussion and scoring, were able to establish a shortlist of three highly qualified teams. These three teams were Brandsetter Carroll, Brinkley Sargent Wiginton Architects, and Kimley-Horn & Associates.

Interviews were held on October 20, 2021. The selection team had an opportunity to meet the design teams and discuss the project. While all three were certainly qualified, the interviews and scoring indicated that Brinkley Sargent Wiginton, Inc. was the most qualified for this particular project.

SCORING MATRIX TABLE:

Design Team Interviews	Brinkley Sargent Wiginton Architects	Kimley-Horn & Associates, Inc.	Brandsetter Carroll, Inc.
Project Management	20	20	20
Technical Approach	30	29	27
Design Professional Qualifications	10	10	10
Related Projects	30	30	20
Diversity & Inclusion	6	6	6
TOTAL	96	95	83

Staff administratively executed a professional services agreement with Brinkley Sargent Wiginton Architects to accomplish initial design options and pricing. The overall project costs are expected to be as described in table below:

Forest Park Pool Replacement Budget	TOTALS

Architectural Design Fees (Including Amendment No. 1)	\$979,520.00
Anticipated CMAR Construction Cost (Including Owner's Construction Allowance)	\$9,497,625.00
Project Administration Cost (Site Utilities, IT, Security, Project Management, Contingency, FFE, Etc.)	\$1,422,855.00
PROJECT TOTAL	\$11,900,000.00

It was determined that the Construction Manager at Risk (CMAR) would be the best delivery method. Once a scope of work and initial budget was defined, a Request for Qualifications was advertised in the *Fort Worth Star-Telegram* on September 23, 2021 and September 30, 2021. The City of Fort Worth received five proposals from CMAR contractors (Hill & Wilkerson General Contractors, McGough Construction, Reeder General Contractors, Inc., Steel & Freeman, Inc., and Tegrity Contractors, Inc.).

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 Steele & Freeman Inc. proposal offered the best value to the City.

TEAM NAME	Steele & Freeman Inc.	Reeder General Contractors Inc.	Hill & Wilkerson General Contractors	McGough Construction	Tegrity Contractors Inc.
Proposed Fees	56	57	57	56	60
Experience & References CMAR PROJECTS	15	15	8	10	12
Experience & References SIMILAR TYPE PROJECTS	15	12	13	10	5
Past Work in the City	8	8	8	8	6
TOTALS	94	92	86	84	83

The Forest Park Pool Replacement project has been allocated \$11,000,000.00 within the 2022 Bond Program which will be appropriated to the project in a separate M&C. 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.

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.

Business Equity – Brinkley Sargent Wiginton Architects, Inc. is in compliance with the City's Business Equity Ordinance by committing to 19%

Business Equity participation on this project. The City's Business Equity goal on this project is 14%.

Steele-Freeman, Inc. is in compliance with the City's Business Equity Ordinance by committing to 25% Business Equity participation on this project. The City's Business Equity goal on this project is 25%.

Forest Park Pool is located in COUNCIL DISTRICT 9.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval and adoption of the 2022 Bond Program Fund appropriations by City Council, funds will be available in the current capital budget, as appropriated, in the 2022 Bond Program Fund and the Tax Note 2021 C Fund for the Forest Park ENFAC project to support approval of the above recommendations, execution of the amendment to the agreement and contract. Prior to any expenditure being incurred, the Park & Recreation has the responsibility to validate the availability of funds.

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