

Mayor and Council Communication

DATE: 11/14/23

M&C FILE NUMBER: M&C 23-0965

LOG NAME: 25AMEND_PED_CIP

SUBJECT

(ALL) Authorize the Execution of a Vendor Services Agreement with Johnson Control, Inc. in an Amount Not to Exceed \$1,204,748.00 for the Fort Worth Convention Center Metasys Upgrade, Authorize Change Order 1 to the Construction Contract with SDB, Inc. in an Amount Not to Exceed \$100,640.19 for the Amon Carter Exhibit Hall Door Replacement, Adopt Appropriation Ordinance and Amend the Fiscal Years 2024-2028 Public Events Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council

1. Authorize execution of a vendor services agreement with Johnson Controls Inc. in the amount of \$1,204,748.00 from available funding in the FWCC Metasys project (City Project No. 105210);
2. Authorize execution of a Change Order to the Construction Contract with SDB, Inc., City Secretary Contract 59739, in an amount not to exceed \$100,640.19 for a total contract amount of \$790,980.19 to address scope changes for Americans with Disabilities Act compliance with available funding from the Amon Carter Exhibit Hall Door Replacement project (City Project No. 101437);
3. Adopt the attached appropriation ordinance in the Public Events Capital Fund by:
 - a. Removing the FWCC Exhibit Hall Lighting (City Project No. 105074) and FWCC Lobby Renovation (City Project No. 104370) projects, eliminating appropriations and increasing the available balance in the Public Events Capital Fund in the amount of \$1,660,000.00,
 - b. Increasing estimated receipts and appropriations in the amount of \$1,370,000.00, from available funds, for the purpose of funding the FWCC Metasys project (City Project No.105210),
 - c. Increasing estimated receipts and appropriations in the amount of \$290,000.00, from available funds, for the purpose of funding the FWCC Expansion project (City Project No. 102582),
 - d. Adjusting estimated receipts and appropriations by increasing estimated receipts and appropriations in the FWCC Expansion project (City Project No. 102582) in the amount of \$681,135.00 and decreasing estimated receipts and appropriations in the FWCC Minor Renovation & Repair programmable project (City Project No. P00053) by the same amount,
 - e. Adjusting estimated receipts and appropriations by increasing estimated receipts and appropriations in the FWCC Star Tower Facade project (City Project No. 102515) in the amount of \$60,000.00 and decreasing estimated receipts and appropriations in the FWCC Minor Renovation & Repair programmable project (City Project No. P00053) by the same amount,
 - f. Adjusting estimated receipts and appropriations by increasing estimated receipts and appropriations in the Amon Carter Exhibit Hall Door Replacement project (City Project No. 101437) in the amount of \$140,000.00 and decreasing estimated receipts and appropriations in the WRMC Minor Renovation and Repair programmable project (City Project No. P00054) by the same amount, and
 - g. Adjusting estimated receipts and appropriations by increasing estimated receipts and appropriations in the WRMC Generator Enhancement project (City Project No. 102634) in the amount of \$100,000.00 and decreasing estimated receipts and appropriations in the WRMC Minor Renovation and Repair programmable project (City Project No. P00054) by the same amount.
4. Amend the Fiscal Years 2024-2028 Capital Improvement Program

DISCUSSION:

The purpose of this M&C is to amend the Public Events Capital Improvement Program (CIP) for the Fort Worth Convention Center (FWCC) and Will Rogers Memorial Center (WRMC) chapters by reallocating funds for current capital needs. This M&C also authorizes a sole source vendor service agreement with Johnson Control, Inc. for the METASYS upgrade at FWCC and execution of a Change Order to the construction contract with SDB, Inc (CSC 59739) for scope changes related to ADA compliance for the Amon Carter Exhibit Hall Door replacement project at WRMC.

FWCC METASYS Project (CPN 105120): The METASYS Building Automation System (BAS) is a complete family of hardware and software control components designed to work together as one cohesive system. METASYS enhances occupant comfort, health, safety, security, and productivity, and it provides more system control and easier access to information than other building automation systems. The latest version of METASYS maximizes operator efficiency, and enhances overall system performance and reliability by identifying, troubleshooting and correcting issues from any Windows-based device. The system also provides a predictable and preventive maintenance on critical components of the convention center's commercial HVAC, lighting, security and protection systems.

The project scope includes the removal and replacement of critical data interfacing components, software upgrades, operator training and certification, and a one-year warranty on parts and services to include patches and upgrades. The project is scheduled to start in December 2023 with a substantial completion date of 1Q, FY2025. The total project budget for the FWCC METASYS Upgrade is \$1,370,000.00.

A waiver of the goal for Business Equity subcontracting requirements was requested, and approved by the DVIN, in accordance with the applicable Ordinance, because the purchase of goods or services is from a sole source where subcontracting or supplier opportunities are negligible.

Kitchen FF&E for the FWCC Expansion Phase I (CPN 102582): The current furniture, fixtures, and equipment (FF&E) for the Fort Worth Convention Center requires modernization, upgrades, and increased cooking, preparation, and service capacity in support of the expansion project. The department had previously planned to procure kitchen FF&E in support of the convention center expansion. Increasing the FF&E budget for the project ensures compatibility issues are minimized, procurement and installation is more efficient, and the volume of items for procurement provides additional opportunities for savings. This is an ARPA project and is scheduled for substantial completion 2Q, FY2025. The addition for the FWCC Kitchen FF&E is \$971,135.00 for a new total project budget of approximately \$95,972,680.00.

FWCC Star Tower Facade Project (CPN 102515): The purpose of this project is to evaluate exterior brick, glass and connection joints for wear, provide construction drawings and facilitate repairs to the Fort Worth Convention Center (FWCC) Star Tower, located at the SW corner of the building. PED, in collaboration with PMD, is working through the design process and bid documentation phase of the current project. Upon further investigation, engineers have identified severe corrosion of metal studs due to a lack of waterproofing around the stucco requiring a need for increased funding to complete the needed improvements. This is an ARPA project and is scheduled for substantial completion 2Q, FY2024. The total project budget for the FWCC Star Tower Façade Caulking and sealing is \$225,000.00

Amon Carter Door Replacement (CPN 101437): On May 9, 2023 M&C 23-0366 awarded SDB Inc a construction contract for the replacement of doors and associated hardware at the Amon Carter Building on the Will Rogers Memorial Center Campus and executed CSC 59739 in the amount of \$690,340.00. Construction work began in the second quarter of calendar year 2023. During the construction process, contractors have identified numerous locations above interior and exterior doorways missing headers. The headers are essential to maintaining doorway integrity. Additionally, in an effort to increase access to the facility, the department has requested eight (8) additional ADA door openers. Finally, the current door hardware does not conform with the majority of the hardware used throughout the campus. As such, the department is asking to upgrade door hardware and other scope changes to meet current usage, with the execution of Change Order #1 to CSC 59739. Additional Public Events Capital funding is proposed to supplement existing ARPA project funding. The project is scheduled for substantial completion 2Q, FY2024. The total project budget for the Amon Carter Door Replacement is \$904,459.85

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." SDB Inc is in compliance with the City's Business Equity Ordinance by committing to 35% MWBE participation on this project. The City's MWBE goal on this project is 15%.

WRMC Generator Enhancement Project (CPN 102634): The original scope of this project was to replace generator in Coliseum that provides emergency power to lighting in the Coliseum and Exhibit Hall. Additionally, will provide new equipment providing emergency power to Admin offices and facility network, data & phone infrastructure. During a recent power outage, the staff and our strategic partners (FWSSR) sustained critical outages from data and communication servers to emergency lighting where guests were present. Engineers are redesigning generator capacities and locations to ensure maximum emergency back-up capabilities. This is an ARPA project and is scheduled for substantial completion 4Q, FY2024. The total project budget for the emergency generator replacement is \$415,000.00

FY2024-2028 Capital Improvement Program (CIP) Amendments:

Both the FWCC Grand Lobby Renovations, approved in the FY2023-2027 CIP in connection with ordinance 25773-09-2022, and FWCC Exhibit Hall Lighting project, approved in the FY2024-2028 CIP in connection with ordinance 26453-09-2023, are being deferred to future phases of the FWCC Expansion project, which is included in FY2026 of the FY2024-2028 CIP for an estimated \$606M to be funded with future bonds.

The additional funding to the current FWCC Expansion project for the Kitchen FF&E and the FWCC Metasys Project were not included in the current CIP because the imminent need was unforeseen at the time the CIP was being developed. The FWCC Star Tower Facade is funded by American Rescue Plan Act (ARPA) funds, Subtitle M (Coronavirus State and Local Fiscal Recovery Funds) with the restoration of deferred capital projects in M&C 21-0913, November 30, 2021 and as such is not included in any current or previous Capital Improvement Program (CIP). Allocations are however made annually in the CIP for the FWCC Minor Renovation & Repair programmable project.

The Amon Carter Exhibit Hall Door Replacement and WRMC Generator project is funded by American Rescue Plan Act (ARPA) funds, Subtitle M (Coronavirus State and Local Fiscal Recovery Funds) with the restoration of deferred capital projects in M&C 21-0913, November 30, 2021 and the reallocation of other WRMC ARPA project funding in M&C 23-0646, August 8, 2023 and as such is not included in any current or previous Capital Improvement Program (CIP). Allocations are made annually in the CIP for the WRMC Minor Renovation & Repair programmable project.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the FWCC Lobby Renovation, FWCC Exhibit Hall Lighting, FWCC Minor Renovation & Repair and WRMC Minor Renovation & Repair projects within the Public Events Capital Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the various capital projects within the Public Events Capital Fund to support the above recommendations and execution of the agreement and change order. Prior to an expenditure being incurred, the Public Events Department has the responsibility of verifying the availability of funds.

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