

Mayor and Council Communication

DATE: 08/11/20

M&C FILE NUMBER: M&C 20-0549

LOG NAME: 21SOUTH PATROL DIVISION DESIGN & CONSTRUCTION CONTRACTS

SUBJECT

Authorize Execution of Amendment 1 to the Professional Services Agreement with Callahan and Freeman Architects for Design, in the Not-To-Exceed Amount of \$262,600.00, and Authorize Execution of a Construction Manager at Risk Contract with Core Construction Services of Texas, Inc., in the Not-To-Exceed Amount of \$10,750,000.00 Including a 7.5% Owner's Construction Contingency Allowance, for the Fort Worth Police Department's New South Patrol Division Facility, Combined with Administrative Costs for a Total Project Cost of \$17,720,000.00 (2018 Bond Program) (COUNCIL DISTRICT 6)

RECOMMENDATION:

It is recommended that the City Council;

1. Authorize execution of Amendment 1 to the Professional Services Agreement with Callahan and Freeman Architects for design in the not-to-exceed amount of \$262,600.00; and
2. Authorize execution of a Construction Manager at Risk Contract with Core Construction Services of Texas, Inc., in the not-to-exceed amount of \$10,750,000.00 including a 7.5% Owner's Construction Contingency Allowance, for the Fort Worth Police Department's New South Patrol Division Facility (City Project No. 101661).

DISCUSSION:

On October 16, 2018, City Council authorized Mayor & City Council Communication (M&C) L-16155, for acquisition of approximately 15.3 acres of land, at 8800 McCart Avenue, in the amount of \$2,000,255.00 and to pay estimated closing costs up to \$14,000.00 for the construction of a new police station in southwest Fort Worth (City Project No. 101661).

On August 6, 2019, City Council authorized award of a design-build contract (M&C 19-0025) with Speed Fab-Crete Corporation for the Fort Worth Police Department's new South Patrol Division Facility. The programming and design of this facility was progressing, through their architect, Callahan & Freeman Architects, however contractual issues with Speed Fab-Crete Corporation required that the contract be terminated.

Based on the prior selection and work completed to date, staff administratively executed a professional services agreement with Callahan & Freeman Architects to continue the design work, in the amount of \$85,000.00. Staff now recommends that the City Council authorize Amendment 1 to the professional services agreement, in the amount of \$262,600.00, to Callahan and Freeman Architects for the balance of the design and construction administration of this project.

A Request for Qualifications for a Construction Manager at Risk Contractor (CMAR) was advertised in the Fort Worth Star-Telegram on February 27 and March 5, 2020. The City received 12 proposals from CMAR Contractors. A selection team composed of members of Fort Worth Police Department, Property Management Department and the MWBE Office carefully reviewed these submittals and after scoring and much discussion were able to establish a short list of five highly qualified teams.

After ranking the proposals, checking references and conducting interviews, the selection team determined that Core Construction Services of Texas, Inc.'s proposal offered the best value to the City. Staff administratively executed a contract for pre-construction services and now recommends the City Council authorize execution of a CMAR Construction Contract, in the not-to-exceed amount of \$10,750,000.00, including 7.5% Owners Construction Contingency Allowance to Core Construction Services of Texas, Inc.

INTERVIEW SCORING MATRIX TABLE:

INTERVIEW AND FINAL EVALUATION	Core Construction Services of Texas, Inc.	Sedalco, Inc.	HM & MF, Ltd., d/b/a Muckleroy & Falls	FPI Builders, LLC	Ridgemont Commercial Construction
Proposed Fees and Expenses	48	47	50	50	47
References and Experience CMAR Construction	20	18	18	16	15
References and					

Experience Similar Project Types	10	9	5	6	7
Experience in Fort Worth City Limits	8	10	9	9	9
M/WBE Review	8	9	9	8	9
TOTALS	94	93	91	89	87

The overall project budget for the Project is as follows:

PROJECT COST	Amount
Land	\$2,000,255.00
Terminated Design-Build Contract (Partial Design)	\$544,427.00
Architectural Design Professional Services Agreement	\$85,000.00
Architectural Design Professional Services Agreement, Amendment 1	\$262,600.00
Pre-Construction Service	\$15,000.00
CMAR Contract (Including 7.5% Owner's Construction Contingency Allowance)	\$10,750,000.00
Materials Testing, IT, Security, Fixtures Furnishing & Equipment (FF&E), Staff Time, Project Contingency, etc.	\$4,062,718.00
TOTAL PROJECT COST	\$17,720,000.00

FUNDING: Funds for this project are 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 City Council.

PERMIT FEES WAIVED: 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."

SCHEDULE: The design will be complete in the last quarter of 2020 and construction is anticipated to be complete in the first quarter of calendar year 2022.

M/WBE OFFICE: Compliance with the City's Business Diversity Enterprise (BDE) Ordinance has been achieved by the following methods:

- Callahan & Freeman Architects is in compliance with the City's BDE Ordinance by committing to 28% SBE participation on this project. The City's SBE goal on this project is 28%.
- Core Construction Services of Texas, Inc. is in compliance with the City's BDE Ordinance by committing to 25% MBE participation on this CMAR project. The City's MBE goal on this CMAR project is 25%.

This project is located in 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 South Police Station project to support the approval of the above recommendations and the execution of the amendment and contract. Prior to expenditures being made, the Property Management Department has the responsibility to validate the availability of funds.

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