

Mayor and Council Communication

DATE: 08/08/23

M&C FILE NUMBER: M&C 23-0642

LOG NAME: 21FIRE STATION 16 DESIGN

SUBJECT

(CD 3) Authorize Execution of an Architectural Design Contract in the Amount of \$489,751.00 which Includes \$4,500.00 of Reimbursable Expenses, with Komatsu/Rangel, Inc. DBA Komatsu Architecture, for Design and Construction Administration Services for Fire Station No. 16 Located at the Southwest Corner of the Intersection of Horne Street and Lovell Avenue, Fort Worth, TX, Tarrant County, Texas 76107 for an Estimated Total Cost of the Project, Including Design, Construction, and Other Costs in the Amount of \$9,520,000.00 (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council authorize execution of an architectural design contract in the amount of \$489,751.00 which includes \$4,500.00 of reimbursable expenses, with Komatsu/Rangel, Inc. DBA Komatsu Architecture, for design and construction administration services for Fire Station No. 16 located at the Southwest corner of the intersection of Horne Street and Lovell Avenue, Fort Worth, TX, Tarrant County, Texas 76107 for an estimated total cost of the project, including design, construction, and other costs in the amount of \$9,520,000.00.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize execution of an architectural design contract in the amount of \$489,751.00 which includes \$4,500.00 of reimbursable expenses, with Komatsu Architecture, for design and construction administration services for Fire Station No. 16 located at the Southwest corner of the intersection of Horne Street and Lovell Avenue.

The site is located at the Southwest corner of the intersection of Horne Street and Lovell Avenue, Fort Worth, TX, Tarrant County, Texas 76107. This site will accommodate the Fire Department's preferred two-story prototype design. Komatsu 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 Komatsu for design and construction administration for the new Fire Station 16.

Estimated Costs - The overall project costs are expected to be as described in the table below:

FIRE STATION 16 - PROJECT COSTS	Estimated Cost
Land Cost	\$2,250,000.00
Komatsu Fees (Includes Reimbursable Expenses)	\$ 489,751.00
Construction Fees (Including Owner's Contingency Allowance)	\$6,481,589.00
Project Management, Bid Advertisement, Materials Inspection, Site Utilities, etc.	\$ 298,660.00
PROJECT TOTAL	\$9,520,000.00

This project is included in the 2022 Bond Program. The City's Extendable Commercial Paper (ECP) (M&C 22-0607; Ordinance 25675-08-2022) provides liquidity to support the appropriation. Available resources will be used to actually make any interim progress payments until debt is issued. Once debt associated with a project is sold, debt proceeds will reimburse the interim financing source in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance 25515-05-2022).

Funding is budgeted in the Fire Department's 2022 Bond Program Fund for the purpose of funding the Fire Station 16 project, as appropriated.

Schedule - Construction is planned to begin during the second quarter of the calendar year of 2024 with an anticipated completion date during the fourth quarter of the calendar year of 2025.

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 Equity - Komatsu/Rangel, Inc. is in compliance with the City's Business Equity Ordinance by committing to 100% MWBE participation on this project. The City's MWBE goal on this project is 12%. Additionally, Komatsu/Rangel, Inc. is a certified Business Equity firm.

Fire Station 16 is located in COUNCIL DISTRICT 3.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2022 Bond Program Fund for the Fire Station 16 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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