

Mayor and Council Communication

DATE: 11/19/19

M&C FILE NUMBER: M&C 19-0323

LOG NAME: 21LAS VEGAS TRAIL COMMUNITY CENTER DESIGN PHASE 1

SUBJECT

Authorize Execution of Amendment Two, to the Professional Services Agreement with RPGA Design Group, Inc. (CSC# 52259), in the Not-To-Exceed Amount of \$73,750.00, for Phase 1 of the Las Vegas Trail Community Center Design, for a Total Contract Value of \$132,738.00 (COUNCIL DISTRICT 3)

RECOMMENDATION:

It is recommended that the City Council authorize execution of Amendment Two, to the professional services agreement with RPGA Design Group, Inc. (CSC# 52259), in the not-to-exceed amount of \$73,750.00, for Phase 1 of the Las Vegas Trail Community Center Design, for a Total Contract Value of \$132,738.00.

DISCUSSION:

The purpose of this M&C is to authorize execution of Amendment Two, to the professional services agreement with RPGA Design Group, Inc. (CSC# 52259), in the not-to-exceed amount of \$73,750.00, for Phase 1 of the Las Vegas Trail Community Center Design, for a total contract value of \$132,738.00, and a total project cost of \$1,842,400.00.

The LVTRise project is a cooperative effort by private companies, human services organizations and government agencies dedicated to improving the lives of people living in the Las Vegas Trail area. LVTRise, Inc. is a non-profit corporation, taking the lead in implementing the project and providing programming.

On March 8, 2019, City staff administratively executed an agreement with Bennet Benner Partners, Inc. to provide preliminary feasibility and conceptual design services in the amount of \$16,800.00.

On March 19, 2019, City Council authorized (M&C L-16192) acquisition of approximately 5.033 acres of land, at 8201 Calmont Avenue, Fort Worth, Texas 76017, in the total amount, including closing costs, of \$248,500.00, from the YMCA of Metropolitan Fort Worth, for the new Calmont Park and the Las Vegas Trail Community Center.

M&C L-16192 also adopted appropriation ordinances to increase Park Dedication Fees Fund by \$500,000, for the new Calmont Park and the Las Vegas Trail Community Center and increased appropriations in the General Capital Fund from \$650,000.00 to \$692,400.00. This brought the total project budget to \$1,842,400.00.

M&C L-16192 also authorized an agreement with LTVRise, Inc. for the lease and management of the community center currently referred to as the Las Vegas Trail Community Center at Calmont Park. This agreement also outlined the splitting the cost of building renovations between LTVRise, Inc. and the City of Fort Worth.

Request for Qualifications was advertised in the Fort Worth Star-Telegram on March 7, 2019 and March 14, 2019. The City of Fort Worth received 10 proposals from design teams on March 21, 2019. These firms were:

- Arcturis
- Bennett Benner Partners, Inc.
- BR Architects, Inc.
- Elements of Architecture, Inc.
- GSBS Architects
- LBL Architects, Inc.
- RPGA Design Group, Inc.
- Schwarz-Hanson Architects
- T. Howard & Associates Architects
- Wright Group Architects-Planners, P.L.L.C.

City staff representing Neighborhood Services Department, Property Management Department, Office of Business Diversity, and representatives of LTVRise, Inc. reviewed the 10 proposals and met on March 27, 2019 and evaluated the proposals. The selection process identified RPGA Design Group, Inc. as the best qualified design firm for this project. The complete results of these evaluations are an attachment to this M&C.

On May 8, 2019, Staff administratively executed a professional services agreement with RPGA Design Group, Inc. for the schematic design of Phase 1 of the Las Vegas Trail Community Center and later executed an Amendment One, for site survey work, to the contract for a total of \$53,338.00.

On August 6, 2019, City Council authorized (M&C 19-0013) acceptance of \$650,000.00 from LVTRise, Inc. and adopted appropriation ordinances

to increase the General Capital Fund by \$650,000.00.

RPGA Design Group, Inc., working with LVTRise, Inc., its partners, and various City staff and departments have produced schematic site plans, floor plans, elevations, and a construction budget, that best meets the needs of the community.

Based on the competitive selection process and work produced to date, staff recommends the City Council authorize execution of an amendment to the existing agreement with RPGA Design Group, Inc., in the not-to-exceed amount of \$73,750.00, for Phase 1 of the Las Vegas Trail Community Center Design, for a total contract value of \$132,738.00. Because the contract with this amendment will exceed \$100,000.00 Mayor and City Council approval is required.

The overall budget for the project is as follows:

Las Vegas Trail Community Center Project Budget	TOTALS
Land Cost	\$251,380.00
Design Costs	\$143,888.00
Construction Cost	\$1,367,132.00
Admin, ITS, Security, Survey, FFE, Contingency, etc.	\$80,000.00
PROJECT TOTAL	\$1,842,400.00

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."

The construction for this project is anticipated to start in the fourth quarter of 2019 and construction is anticipated to be complete in the second quarter of 2021.

Office of Business Diversity: A waiver of the goal for MBE/SBE subcontracting requirements was requested by the Department and approved by the OBD, in accordance with the MWBE or DBE Ordinance, because the application of the provisions of this ordinance will impose an economic risk on the City or unduly delay acquisition of the goods or services; or

This project is located in COUNCIL DISTRICT 3.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds will be available in the current capital budget, as appropriated, of the General Capital Projects Fund. Prior to an expenditure being incurred, the Neighborhood Services Department has the responsibility to validate the availability of funds.

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