

Mayor and Council Communication

DATE: 08/06/19

M&C FILE NUMBER: M&C 19-0025

LOG NAME: 21FWPD SOUTH PATROL DIVISION FACILITY

SUBJECT

Authorize Execution of a Design-Build Contract with Speed Fab-Crete Corporation, in the Not-To-Exceed Amount of \$12,272,000.00, Based on Design-Build Management Fees of 2.00% for Design and 4.17% for Construction, and to Include a 7.5% Owner's Construction Contingency Allowance, to Design and Build the Fort Worth Police Department's New South Patrol Division Headquarters Facility. Combined with Land and Administrative Costs in the Amount of \$5,448,000.00, the Total Project Cost is \$17,720,000.00 (2018 Bond Program) (COUNCIL DISTRICT 6)

RECOMMENDATION:

It is recommended that the City Council authorize execution of a design-build contract with Speed Fab-Crete Corporation, in the not-to-exceed amount of \$12,272,000.00, based on design-build management fees of 2.00% for design and 4.17% for construction, and to include a 7.5% owner's construction contingency allowance, to design and build the Fort Worth Police Department's new South Patrol Division Headquarters Facility. Combined with land and administrative costs in the amount of \$5,448,000.00, the total project cost is \$17,720,000.00.

DISCUSSION:

The purpose of this M&C is to authorize the execution of a design-build contract with Speed Fab-Crete Corporation to design and build the Fort Worth Police Department's new South Patrol Division Headquarters Facility.

On October 16, 2018, City Council authorized (M&C L-16155) acquisition of approximately 15.3 Acres of Land, at 8800 McCart Avenue, in the amount of \$2,000,255.00 for the development and construction of a new police station in southwest Fort Worth.

The current South Patrol Division has officers and staff located in facilities at Bolt Street, McCart, and other locations within the division. This new facility will help:

- Consolidate officers and staff to improve police services to south Fort Worth, which has seen significant growth,
- Reduce service response times in south Fort Worth,
- Create a stronger community-police partnership through increased police presence and public interaction,
- Meet the current facility needs, and prepare for continued growth,
- Reduce annual lease costs.

Based on past experience with the North Patrol Division, staff determined that the design-build method of project delivery provided the City with the most expedient means of completion for this project. A Request for Qualifications was advertised in the [Fort Worth Star-Telegram](#) on January 10, 2019 and January 17, 2019. The City of Fort Worth received 14 proposals from design-build teams on March 24, 2019. These teams were:

- Byrne Construction Services & Brinkley Sargent Wiginton Architects
- Dennett Construction & Hahnfeld Hoffer Stanford
- FPI Builders, LLC & GFF
- Hansen Design Build & Development, Inc. Huitt-Zollars
- Imperial Construction & Elements of Architecture, Inc.
- Lee Lewis Construction, Inc. & RPGA Design Group, Inc.
- Linbeck Group, LLC & Bennett Benner Partners
- Muckleroy & Falls & Quorum Architects, Inc.
- Ridgemont Commercial Construction & Gensler
- Sedalco Construction Services & Komatsu Architecture
- Spawglass & PGAL
- Speed Fab-Crete & Callahan & Freeman Architects
- Steele & Freeman, Inc. & LBL Architects
- Turner & Perkins Will

A selection team composed of members of the Fort Worth Police Department, Property Management Department and the MWBE Office, carefully reviewed these submittals and after discussion and scoring the team was able to establish a short list of four highly qualified teams. Interviews were conducted on March 30, 2019.

South Patrol	Speed Fab-Crete	FPI	Imperial	Ridgemont
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Division Interview Scores	Corporation & Callahan & Freeman Architects	Builder, LLC & GFF, Inc.	Construction, Inc. & Elements of Architecture, Inc.	Commercial Construction & Gensler
Fee Proposal	50	45	45	48
Design Build Experience	10	8	8	9
Similar Project Experience	12	14	12	12
Fort Worth Experience	8	9	10	8
MWBE Score	8.5	9.0	9.5	8.0
TOTAL	88.5	87.0	86.5	85

After ranking the proposals and conducting interviews, the selection team recommends that City authorize the execution of a design-build contract with Speed Fab-Crete Corporation.

The overall budget for the project is as follows:

PROJECT COST	Amount
Land Cost	\$2,000,255.00
Design Build Cost (Including 7.5% Owners Construction Contingency Allowance)	\$12,272,000.00
Staff Time, Materials Testing, IT, Security, Fixtures Furnishings and Equipment (FF&E), Exercise Equipment, Contingency, etc.	\$3,447,745.00
Total Project Cost	\$17,720,000.00

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).

The impact to maintenance cost associated with this project for the Property Management Department, beginning in Fiscal Year 2021, is expected to be \$56,000.00 annually.

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 design portion of this project is anticipated to start in the third quarter of 2019 and construction is anticipated to be complete in the second quarter of 2021.

MWBE OFFICE - Speed Fab-Crete, Inc. is in compliance with the City's BDE Ordinance by committing to 30 % SBE participation on the design phase and 25 % MBE participation on the construction phase of this design build project. The City's SBE goal on the design phase is 25 % and on the construction phase 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 appropriated, of the 2018 Bond Program and that, prior to expenditures being made, the participating department has the responsibility to validate the availability of funds.

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Additional Information Contact:

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