

Mayor and Council Communication

DATE: 09/10/19

M&C FILE NUMBER: M&C 19-0157

LOG NAME: 21PIONEER TOWER ADDITIONAL REHABILITATION WORK

SUBJECT

Adopt an Appropriation Ordinance from available funds in the Public Events Capital Fund for the Additional Rehabilitation of Pioneer Tower at the Will Rogers Memorial Center Total Amount of \$981,050; and Authorize Change Order No.1 to City Secretary Contract 51558 with HM & MF, Ltd., d/b/a Muckleroy & Falls in the amount of \$802,917.75 (COUNCIL DISTRICT 7)

RECOMMENDATION:

It is recommended that the City Council;

1. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations for the Will Rogers Memorial Center Pioneer Tower Rehabilitation (101438) project in the amount of \$981,050, from available funds, in the Public Events Capital Fund (30205); and
 2. Authorize the execution of Change Order No. 1 (CSC 51558) in the amount of \$802,917.75 with HM & MF, Ltd., d/b/a Muckleroy & Falls for the Will Rogers Memorial Center Pioneer Tower Rehabilitation project (101438).
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DISCUSSION:

The rehabilitation of the 208 foot tall Pioneer Tower, adjacent to the 1936 Will Rogers Memorial Center Auditorium and Coliseum, was initiated to make structural repairs, replace the glass block, provide a new back-lighting system and clean the tower. This project was started in the spring of 2018 with a goal of getting the tower lighted by November of 2019, in preparation for the opening of the new Dickies Arena.

Requests for Qualifications were issued to find the best qualified architect and contractor for this project. The Construction Manager at Risk (CMAR) project delivery method was selected to provide close coordination between all parties and ensure that we met the schedule goal.

The project involved coordination with Code Compliance for the abatement of asbestos and other materials and with the Arts Council of Fort Worth in conjunction with one of their major public arts projects.

On June 12, 2018, M&C C-28724 authorized execution of an Architectural Services Agreement with Elements of Architecture, Inc. in the amount of \$141,922.00.

On August 14, 2018, M&C G-19341 authorized a \$1,500,000.00 supplemental appropriation as funding for the rehabilitation project.

On January 29, 2019, M&C C-29019 authorized the execution of a Construction Manager at Risk Construction Contract with HM & MF, Ltd., d/b/a Muckleroy & Falls, to provide construction services for the rehabilitation of the Pioneer Tower. The total cost of the project was established at \$3,756,050.00 including \$325,000.00 for the public art allowance for design and construction of the power and projection elements of the art project. The M&C also authorized a supplemental appropriation in the amount of \$1,931,050.00.

Structural Issues & Repairs: During the process of rehabilitation, unforeseen conditions have been identified necessitating additional repairs to ensure the integrity of the structure. Additionally, extended life treatments are being recommended including repointing (repairing or replacing the mortar) and sealing of the masonry to preserve the longevity of the structure and avoid future maintenance costs. Lastly structurally related masonry enhancements are proposed that will enable a consistent exterior elevational view of the historic structures and re-establish the original luster of the interior terrazzo floors within the main Coliseum entry and hallway. Both these treatments will extend the life of the facility and reduce ongoing maintenance costs.

Additional work includes the repair of deteriorating adjacent structures (Visitors Center and ticket booths) and expanded cleaning and sealing treatments to extend the life of the masonry in and around the tower.

Infrastructure related work on the tower will include the replacement of a limestone band which was determined to be structurally unsound, replacing the lower glass blocks on the north side (not in the original scope), re-pointing stone joints on the north elevation of the Auditorium and north and east elevation of the Coliseum to address deteriorated masonry joints and extend the life of the building. The work also includes the replacement of roofs and restoration of windows and cleaning and sealing of the two (2) original ticket booths; and repairing the roof, replacement of failing cast stones and cleaning, sealing and repairing the brick on the Visitors Center.

Scaffolding: In addition to the above, the cost for the scaffolding which served to support both the asbestos removal on the tower and the rehabilitation project, must be apportioned accordingly. M&C C-28971 (December 11, 2018) authorized a contract with H.P. EnviroVision in the amount of \$393,600.00 for asbestos abatement. Because the abatement contract required the installation of scaffolding, it was determined that economies of scale could be realized if the tower rehabilitation contractor leveraged the existing scaffolding into the rehabilitation portion of the project. The cost for the additional scaffolding and related demolition amounted to \$255,545.00. Appropriations for this cost will be made from the

Public Events Capital Fund and the Property Management Department will utilize the City's existing agreements to pay the vendors.

Project Budget

Appropriations to-date: \$3,756,050.00 (includes public art component)
Proposed appropriation: \$981,050.00 (includes Change Order No.1 and cost of scaffolding)
Total cost of project: \$4,737,100.00

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 BDE Ordinance, because the purchase of goods or services is from sources where subcontracting or supplier opportunities are negligible.

Schedule: A significant portion of the work (replacement of the glass block and installation of the back lighting system) is scheduled for completion by October 31, 2019 sufficient to conduct a celebration of relighting the tower on November 6, 2019. The balance of the work is anticipated to be complete by the end of the year.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations, funds are available in the Public Events Capital Fund, and that prior to an expenditure being made, the Department has the responsibility to validate the availability of funds.

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