

Mayor and Council Communication

DATE: 04/25/23

M&C FILE NUMBER: M&C 23-0331

LOG NAME: 25WRMCSHEEPANDSWINEBARNIMP

SUBJECT

(ALL) Authorize Execution of a Design Procurement Agreement with Event Facilities Fort Worth, Inc. in the Amount of \$1,500,000.00 for Architectural, Engineering and Design Services for the WRMC-Sheep & Swine Barn Renovation Project at the Will Rogers Memorial Center, Adopt Appropriation Ordinances and Amend Fiscal Year 2023 Adopted Budget and Fiscal Years 2023-2027 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of a Design Procurement Agreement with Events Facility Fort Worth, Inc. in the amount of \$1,500,000.00 for architectural, engineering and design services for the WRMC-Sheep & Swine Barn Renovation project (City Project No. 104828) at the Will Rogers Memorial Center;
2. Adopt the attached appropriation ordinance amending estimated receipts and appropriations in the Culture and Tourism Fund by eliminating a budgeted \$156,101.00 contributions to fund balance and increasing use of fund balance in the amount \$1,343,899.00 to provide a total of \$1,500,000.00 for the purpose of a transfer to the Culture and Tourism Capital Fund;
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the WRMC-Sheep and Swine Barn Renovation project (City Project No. 104828) of the Culture and Tourism Capital Fund in the amount of \$1,500,000.000 associated with the execution of the design procurement agreement; and
4. Amend the Fiscal Year 2023 Adopted Budget and Fiscal Years 2023- 2027 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to take actions associated with the Design Procurement Agreement (DPA) for architectural, design, and engineering services related to the renovation and remodeling of the Sheep and Swine Barn and Livestock Handling Facilities (the Project) at the Will Rogers Memorial Complex (WRMC).

This Project represents one element in the larger capital program for Public Events Department facilities, which includes substantial investment at the WRMC and the Fort Worth Convention Center over the next several years.

As with several past projects at WRMC, the City is partnering with the private sector to make these improvements. Staff anticipates seeking City Council approval later this year for the issuance and sale of taxable revenue bonds for the estimated \$40,000,000.00 project and for necessary construction contracts. Work on the facility improvements would be targeted to begin in February of next year, immediately after the end of the 2024 Fort Worth Stock Show and Rodeo (FWSSR), with the Project completed in time for the 2025 FWSSR.

The plan would be for one half of the cost of repaying the revenue bonds to be supported by an increased rental payment under the lease of the Southwestern Exposition and Livestock Show (SWELS) (City Secretary Contract No. 19725, as amended) for the FWSSR. The structure for this Project mirrors the previous Cattle Barn remodeling that occurred in 2018 (M&Cs G-19020, C-28361, C-28498, C-28559, and 20-0089).

To make the aggressive schedule workable, staff recommends entering into a DPA with the FWSSR non-profit support group – Events Facilities Fort Worth Inc, (EFFW) – so that they can begin that process. EFFW will retain a design consultant to provide architect and other professional disciplines (by direct or by subcontract), including but not limited to architectural and engineering services, surveyors, landscape architects, project management professionals, and geotechnical consultants for the design of architectural, civil, structural, mechanical, utility, road, drainage, landscape, audio/visual, and furniture, fixtures & equipment systems to develop plans necessary for renovations to Sheep Barn, Swine Barn, Show Arena and Livestock Handling Facilities, which are located on City owned Will Rogers Memorial Complex.

Under the agreement, the City agrees to reimburse EFFW for the actual costs of the design consultants' services up to a maximum amount of one million five hundred thousand dollars (\$1,500,000.00) (City's Share). Although the payment to EFFW is not expected to be made until after the bonds are authorized and sold, approval and execution of the design procurement agreement requires appropriated funds. Staff recommends using existing Culture & Tourism Fund balance as the interim appropriation authority and as the source to make progress payments if needed. Because the debt to be issued for the project will be taxable, no reimbursement resolution is needed for the City to reimburse itself out of the bond proceeds after they are issued later this year.

With the DPA in place, next steps are as follows:

The City and SWELS will then negotiate an extension of the agreement to hold the FWSSR at WRMC so that it includes the commitment to provide payments to repay 50% of the debt for the Project. The Culture and Tourism Funds will provide the necessary debt capacity and 50% of the annual debt service payments.

The action in this M&C will amend the Fiscal Year 2023 Adopted Budget as approved in connection with Ordinance 25773-09-2022, Section Section 2. Special Revenue Funds, as listed on page 7.

Fund / Department Budget Category	FY2023 Adopted Budget	Authority	Budget Adjustment	Revised FY2023 Budget
Culture and Tourism Fund				
Revenues				
Culture and Tourism	\$46,366,717.00	M&C 23-0221	\$2,596,047.00	\$48,962,764.00
Transfer from General Fund		25FWCVB2023CONTRACT	\$120,000.00	\$120,000.00
Use of Fund Balance		M&C 22-0984	\$136,000.00	\$136,000.00
		25FWCVB2023CONTRACT	(\$136,000.00)	(\$136,000.00)
		This M&C	\$1,343,899.00	\$1,343,899.00
Total Revenues	\$46,366,717.00		\$4,059,946.00	\$50,426,663.00
Expenditures				
Culture and Tourism	\$42,431,499.00	25FWCVB2023CONTRACT	\$3,200,000.00	\$45,631,499.00
		25FWCVB2023CONTRACT	\$120,000.00	\$120,000.00
		M&C 22-0984	\$136,000.00	\$136,000.00
		M&C 23-0221	\$573,467.00	\$573,467.00

Transfer to General Fund	\$943,581.00			\$943,581.00
Transfer to Capital Fund	\$500,000.00			\$500,000.00
		This M&C	\$1,500,000.00	\$1,500,000.00
Transfer to VERN	\$179,155.00			\$179,155.00
Transfer to IT Refresh Capital	\$44,054.00			\$44,054.00
Transfer to Debt Fund	\$798,907.00			\$798,907.00
Contribution to Fund Balance /Net Position	\$1,469,521.00	25FWCVB2023CONTRACT	(\$3,200,000.00)	(\$1,730,479.00)
		25FWCVB2023CONTRACT	(\$136,000.00)	(\$136,000.00)
		This M&C	(\$156,101.00)	(\$156,101.00)
		M&C 23-0221	\$2,022,580.00	\$2,022,580.00
Total Expenditures	\$46,366,717.00		\$4,059,946.00	\$50,426,663.00

Capital Fund Name	Project Name	FY2023 CIP Appropriations	Authority	Budget Adjustment	Revised FY2023 Budget
30101 - Culture & Tourism Capital Projects	WRMC-Sheep & Swine Barn Renovation project (City Project No. 104828)	\$ -	This M&C	\$ 1,500,000.00	\$ 1,500,000.00

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Culture & Tourism Fund and upon approval of the above recommendations and adoption of the appropriation ordinances, funds will be available in the Culture & Tourism Capital Fund for the WRMC- Sheep and Swine Barn Ren project. Prior to an expenditure being incurred, the Public Events Department has the responsibility of verifying the availability of funds.

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Expedited