

Mayor and Council Communication

DATE: 11/29/22

M&C FILE NUMBER: M&C 22-0971

LOG NAME: 21FORT WORTH CONVENTION CENTER CMAR GMP

SUBJECT

(CD 9) Authorize Execution of a Construction Manager at Risk Contract with Hunt/Byrne/Smith, a Joint Venture, in the Amount Not to Exceed \$30,000,000.00, Including an Owner's Construction Contingency Allowance, for Phase 1 of the Fort Worth Convention Center Renovation and Expansion Project

RECOMMENDATION:

It is recommended that the City Council authorize execution of a construction manager at risk contract with Hunt/Byrne/Smith, a Joint Venture, in the amount not to exceed \$30,000,000.00, including an owner's construction contingency allowance, for Phase 1 of the Fort Worth Convention Center Renovation and Expansion project (City Project No. 102582).

DISCUSSION:

The purpose of this Mayor and City Council Communications (M&C) is to recommend that the City Council authorize execution of a Construction Manager at Risk (CMAR) contract with Hunt/Byrne/Smith, a Joint Venture, in the amount not to exceed \$30,000,000.00, including an owner's construction contingency allowance, for the Fort Worth Convention Center Renovation and Expansion project (City Project No. 102582).

This CMAR contract will allow this multi-phased project to start. The contractor will be given incremental Notices to Proceed for various tasks. This will allow the contractor to order material that have long lead times, as created by the current supply issues and construction market. Other initial task will include site work, utilities, demolition, relocation of building functions and elements, etc. Other amendments to this contract will be required and will be recommended to City Council for approval.

On November 20, 2021, City Council authorized (M&C 21-0934) \$52,000,000.00 of American Rescue Plan Act funding for the initial phase of the expansion project, and authorize execution of a professional services agreement with Broaddus & Associates, Inc., for multi-year project management services associated with the renovation and expansion of the Fort Worth Convention Center.

On April 7, 2022, Broaddus & Associates and the Property Management Department issued a Request for Qualifications, to select Construction Manager at Risk (CMAR) team to provide construction services required to complete the initial phase of the Fort Worth Convention Center Expansion. The City received 8 Statements of Qualifications (SOQ) from highly qualified, national CMAR firms. These firms were

- AECOM Hunt, Byrne, EJS
- Austin Commercial
- BMSP (Balfour Beatty, Muckelroy Falls, Source Building Group, Post L Group)
- Hensel Phelps/BECK
- JE Dunn
- Lee Lewis
- Skanska
- Turner Construction

A selection committee, included representatives from the Broaddus and Associates, Public Events Department, Property Management Department, and the community, reviews the SOQs and created a short list of two highly qualified teams. Interviews were conducted and the selection committee recommends the Hunt/Byrne/Smith, a Joint Venture.

INTERVIEW SCORING MATRIX TABLE:

CMAR Contractor Evaluation	AECOM Hunt, Byrne, EJS	BMSP
Proposed Fees	50	49
Experience & References CMAR PROJECTS	15	14
Team's Experience	14	14
Project Specific Approach	9	9

Knowledge of City Procedures	10	10
TOTALS	98	96

On September 1, 2022, the City staff administratively executed a contract for pre-construction services for an amount totaling \$50,000.00. At this time City staff recommends execution of a CMAR construction contract with Hunt/Byrne/Smith, a Joint Venture, in the amount of \$30,000,000.00, to be delivered in phases to address current construction costs and material lead times.

On September 6, 2022 an Informal Report was presented to City Council regarding the selection and administratively executed contract with Thompson, Ventulett, Stainback & Associates, Inc. (TVS) to provide initial architectural services. On September 13, 2022 City Council authorized (M&C 22-0695) Amendment No. 1 to the professional services agreement with Thompson, Ventulett, Stainback & Associates, Inc., for architectural design and construction administration services associated with the renovation and expansion of the Fort Worth Convention Center.

The overall project costs are expected to be as described in table below:

PROJECT COST	TOTALS
Professional Services (Project Management & Design Contracts)	\$10,293,527.00
CMAR Construction Contract (Including Owner's Construction Contingency Allowance)	\$30,000,000.00
Administrative Costs (Staff Time, Additional ITS, AV, Security, Building Infrastructure, Major Maintenance, FF&E, and Moving Costs)	\$7,706,473.00
Project Contingency	\$4,000,000.00
PROJECT TOTAL	\$52,000,000.00

The project is currently funded through a \$52,000,000.00 ARPA Grant (M&C 21-0934). Based on current scope requirements and anticipated changes, there will be significant budget increases. These increases will be presented to council in future Informal Reports and M&Cs.

Waiver of Building Permit Fees - 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."

DIVERSITY AND INCLUSION BUSINESS EQUITY OFFICE: Hunt/Byrne/Smith, a Joint Venture, complies with the City's Business Equity Ordinance by committing to 45% MWBE participation in this project. The City's MWBE goal for this project is 25%.

The Fort Worth Convention Center is to be located in COUNCIL DISTRICT 9 but will benefit all council districts.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the Grants Cap Projects Federal Fund for the FWCC Expansion & Prj Mgmt project to support the approval of the above recommendation and execution of the contract . Prior to any expenditure being incurred, the Public Events Department has the responsibility to validate the availability of funds.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: Steve Cooke 5134

Additional Information Contact: Brian Glass 8088