

Mayor and Council Communication

DATE: 12/13/22

M&C FILE NUMBER: M&C 22-1065

LOG NAME: 80MARINE CREEK RANCH

SUBJECT

(CD 2) Authorize Execution of a Contract with 2L Construction LLC, in the Amount of \$2,816,947.50 for the Construction of the Marine Creek Ranch Project, Adopt Appropriation Ordinance and Amend the Fiscal Years 2023-2027 Capital Improvement Program (2018 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of a contract with 2L Construction, LLC, in the amount of \$2,816,947.50 for construction of the Marine Creek Ranch project;
2. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the PARD Dedication Fees in the amount of \$430,000.00, from available funds, for the purpose of funding the Marine Creek Ranch project (City Project No. 102225); and
3. Amend the Fiscal Years 2023-2027 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize execution of a contract with 2L Construction LLC, in the amount of \$2,816,947.50, for the construction of the Marine Creek Ranch project.

On October 11, 2019 the City of Fort Worth administratively executed an engineering contract with Gary Paul Kutilek d/b/a The Landscape Alliance, in the amount of \$81,827.00 for master planning and design services associated with the development of capital improvements at Marine Creek Ranch. This contract was subsequently amended to include final design documents, and additional hydrologic and hydraulic study (M&C 20-0775), bringing the total contract amount to \$379,889.00.

The project was posted on the city purchasing website on September 7, 2022 and advertised in the *Fort Worth Star-Telegram* on September 8 & 15, 2022. A pre-bid conference was held on September 29, 2022. The following bids were received on October 6, 2022.

Contractor	Base Bid Unit I	Base Bid Unit II	Alternate Bid Items	Total Bid
2L Construction, LLC	\$1,056,469.70	\$1,312,587.50	\$447,890.40	\$2,816,947.60
MSB Constructors, Inc.	\$958,942.24	\$1,590,269.52	\$370,323.36	\$2,919,535.12
The Fain Group, Inc.	\$1,167,532.00	\$1,469,524.00	\$333,320.00	\$2,970,376.00
RJM Contractors, Inc.	\$1,081,264.80	\$1,654,845.60	\$499,509.84	\$3,325,620.24
Cole Construction, Inc.	\$1,612,841.89	\$1,738,925.62	\$376,593.63	\$3,728,361.14
LJ Design & Construction, LLC	\$1,388,843.26	\$2,139,498.03	\$464,121.15	\$3,992,462.44
North Rock Construction, LLC	\$1,749,824.39	\$1,875,300.00	\$572,654.21	\$4,197,778.59

Base Bid Unit I improvements include: site preparation and the installation of concrete loop trail, culvert, and parking lot addition.

Base Bid Unit II improvements include: site preparation and the installation of concrete trail with 2 pedestrian bridges, and concrete boardwalk.

Alternative Bid items include: the installation of basketball court with connecting bleacher, trail kiosk, playground backstop, additional site lighting, concrete walks, pavilion with slab, benches, picnic tables and trees.

Construction of this project is anticipated to begin in February 2023 and completed in February 2024.

Marine Creek Ranch Park is estimated to increase the department's annual maintenance cost by \$70,520.00 beginning in FY2025. As of October 31, 2022, the cumulative total of all previously approved M&Cs increased the department's estimated annual maintenance cost by \$197,855.00 beginning in FY2024.

This project was 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) and subsequent actions taken by the Mayor and Council.

Compliance with the City's Business Equity Ordinance has been achieved by the following method: 2L Construction LLC, is in compliance with the

City's Business Equity Ordinance by committing to 14% Business Equity participation on this project. The City's Business Equity goal on this project is 10%.

Marine Creek Ranch is located in COUNCIL DISTRICT 2.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Community Park 18 and Community Park 20 projects within the PARD Dedication Fees Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the 2018 Bond Program Fund and PARD Dedication Fees Fund for the Marine Creek Ranch project. Prior to any expenditure being incurred, the Park & Recreation Department has the responsibility to validate the availability of funds.

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