

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 05/10/22 M&C FILE NUMBER: M&C 22-0348

LOG NAME: 21SOUTH PATROL CMAR

SUBJECT

(CD 6) Amend Mayor and Council Communication 20-0549 to Authorize Execution of a Construction Manager at Risk Contract with Core Construction Services of Texas, Inc., in an Not-to-Exceed Amount of \$14,725,023.00 Including Owner's Construction Contingency Allowance, for the Fort Worth Police Department's New South Patrol Division Facility, Conduct Public Hearing and Approve Amendment of Crime Control and Prevention District Budget, Adopt Attached Appropriation Ordinance, and Amend the Fiscal Year 2022 Adopted City Budget and the Fiscal Years 2022-2026 Capital Improvement Program (2018 Bond Program)

(PUBLIC HEARING - a. Report of City Staff: Jacob Lohse; b. Citizen Presentations; c. Council Action: Close Public Hearing and Act on M&C)

RECOMMENDATION:

It is recommended that the City Council:

1. Amend Mayor and Council Communication 20-0549 to authorize execution of a Construction Manager at Risk Contract with Core Construction Services of Texas, Inc., in the amount not to exceed \$14,725,023.00 including Owner's Construction Contingency Allowance, for the Fort Worth Police Department's New South Patrol Division Facility (City Project No. 101661);
2. Conduct a public hearing and approve an amendment to the Fiscal Year 2022 Crime Control and Prevention District Budget to increase funding in the Equipment, Technology, and Infrastructure Initiative by \$2,300,000.00, from fund balance, for a transfer to capital for completion of the South Division Patrol Facility;
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Crime Control and Prevention District Fund in the amount of \$2,300,000.00, reducing fund balance, for the purpose of making a transfer to the Crime Control and Prevention District Capital Fund;
4. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Crime Control and Prevention District Capital Fund in the amount of \$2,300,000.00, transferred from the Crime Control and Prevention District Fund, for the purpose of funding the South Police Station Project (City Project No. 101661); and
5. Amend the Fiscal Year 2022 Adopted Budget and the Fiscal Years 2022-2026 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to allocate additional funding for the construction of the Fort Worth Police Department's New South Patrol Division Facility and authorize an increase to the total construction contract amount.

Project History

\$17,720,000 for a new south patrol division facility was approved by voters as part of the 2018 bond program. On October 16, 2018, City Council authorized Mayor and City Council Communication (M&C L-16155), for acquisition of approximately 15.3 acres of land, at 8800 McCart Avenue, in the amount of \$2,000,255.00 and to pay estimated closing costs up to \$14,000.00 for the construction of a new police station in southwest Fort Worth.

On August 6, 2019, City Council authorized award of a design-build contract (M&C 19-0025) with Speed Fab-Crete Corporation for the Fort Worth Police Department's new South Patrol Division Facility. The programing and design of this facility was progressing, through Callahan & Freeman Architects, however contractual issues with Speed Fab-Crete Corporation required that the contract be terminated.

On August 11, 2020, City Council authorized execution of Amendment No. 1 to the Professional Services Agreement with Callahan and Freeman Architects for design in the amount of \$262,600.00, and authorized execution of a Construction Manager at Risk contract with Core Construction Services of Texas, Inc., in the amount of \$10,750,000.00 including an owner's construction contingency allowance, for the Fort Worth Police Department's New South Patrol Division Facility (M&C 20-0549). This initial budget was established in 2018 and since that time there have been numerous impacts to the cost of construction. The current anticipated guaranteed maximum price is not to exceed \$14,725,023.00, including an owner's contingency allowance. The revised project budget is listed below:

TOTAL PROJECT BUDGET	Totals
Land	\$2,000,255.00
Design Contract	\$892,027.00

CMAR Construction Contract, including Owner's Construction Allowance (\$560,953.00)	\$14,725,023.00
Project Administration Cost: Project Management, Bid Advertisement, Closing Cost, IT, Security, Materials Testing, Contingency, FFE, etc.	\$2,402,695.00
PROJECT TOTAL	\$20,020,000.00

Facility Management Cost Impact: The impact to maintenance and operating costs associated with this project for the Property Management Department, beginning in Fiscal Year 2023, is expected to be \$352,000.00 annually. Funding for the additional costs comes from the use of CCPD fund balance as detailed below.

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."

This project is included in the 2018 Bond Program. Available resources within the General Fund will be used to provide interim financing for the bond-funded portion of the project 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.

CCPD Budget Amendment

On December 7, 2021, the Crime Control and Prevention District Board of Directors approved an amendment to the Fiscal Year 2022 Crime Control and Prevention District Budget to increase funding in the Equipment, Technology, and Infrastructure Initiative by \$2,300,000.00, from fund balance, for a transfer to capital for completion of the South Division Patrol Facility.

City Budget Amendment

Funding for the additional costs associated with this project was not included in the Fiscal Years 2022-2026 Capital Improvement Program (CIP) due to new charges being incurred after the CIP was adopted. The action in this M&C will amend the FY2022-2026 CIP as approved in connection with Ordinance 25073-09-2021.

This M&C will amend the Fiscal Year 2022 Adopted Budget as approved in connection with Ordinance 25073-09-2021, Section 2. Special Revenue Funds, as listed on page 4.

Fund/Department	FY2022 Adopted Budget	M&C Authority	Budget Adjustment	Revised FY2022 Budget
Budget Category				
Crime Control and Prevention District Fund				
REVENUES				
Use of Fund Balance/Net Position	\$0.00	This M&C	\$2,300,000.00	\$2,300,000.00
TOTAL REVENUES	\$94,935,970.00		\$2,300,000.00	\$97,235,970.00
EXPENDITURES				
Transfer to CCPD Capital Projects Fund	\$13,358,584.00	This M&C	\$2,300,000.00	\$15,658,584.00
TOTAL EXPENDITURES	\$94,935,970.00		\$2,300,000.00	\$97,235,970.00

M/WBE Office - Core Construction Services of Texas, Inc. is in compliance with the City's BDE Ordinance by committing to 25% MBE participation on this CMAR project. The City's MBE goal on this CMAR project is 25%.

The Fort Worth Police Department's South Patrol Division Facility is located in COUNCIL DISTRICT 6.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in fund balance within the Crime Control & Prevention District Operating Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinances, fund will be available in the CCPD Capital Projects Fund for the South Police Station project to support the approval of the above recommendations and execution of the contract. Prior to any expenditure being incurred, the Police 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

Expedited