

Mayor and Council Communication

DATE: 11/28/23

M&C FILE NUMBER: M&C 23-1025

LOG NAME: 21SHEEP AND SWINE CHANGE ORDER 1 AND DESIGN CONSTRUCTION ADMIN

SUBJECT

(CD 7) Authorize Execution of a Change Order for Construction Manager at Risk Contract with Sedalco, Inc., in the Amount of \$32,041,528.00, Including an Owner's Construction Contingency Allowance, and Construction Administration Services Contract in the Amount of \$621,370.00 which Includes Reimbursable Expenses to Grace Hebert Curtis Architects, LLC for the Will Rogers Memorial Center Sheep and Swine Barns Renovations

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of a Change Order for Construction Manager at Risk Contract with Sedalco, Inc., in the amount of \$32,041,528.00, including an owner's construction contingency allowance, for the Will Rogers Memorial Center Sheep and Swine Barns Renovations (City Project No. 104828); and
2. Authorize execution of a Construction Administration Service Contract with Grace Hebert Curtis Architects, LLC in the amount of \$621,370.00, including reimbursable expenses.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to take actions associated with the procurement of a Construction Manager at Risk for the renovating and remodeling of the Sheep and Swine Barns and Livestock Handling Facilities (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.

Events Facilities Fort Worth contracted with Grace Hebert Curtis Architects, LLC (formally Hahnfeld Hoffer & Stanford, LLC) for the renovation design for the Sheep and Swine Barns and Livestock Handling Facilities (M&C 23-0331). Subsequently, Grace Hebert Curtis Architects, LLC will be retained to provide construction administration services in the amount not to exceed \$621,370.000 and includes reimbursable expenses of \$5,000.00.

A notice to Construction Manager-At-Risk (CMAR) offerors was advertised in the *Fort Worth Star-Telegram* on Thursday, May 4, 2023 and May 11, 2023 in the Bids and Proposals section. Proposals were due May 29, 2023. The City received five proposals from qualified CMAR contractors. These proposals were evaluated by members of the selection team and Sedalco, Inc. was selected as the Construction Manager at Risk for the project.

In order to expedite the project, Sedalco, Inc. assisted with the identification of some construction material which are currently considered long lead time items. M&C 23-0510, June 13,2023, identified these materials and an early procurement package was submitted which allowed Sedalco to order materials and maintain the schedule, which is critical to accommodate events. The design was completed by Grace Hebert Curtis Architects, LLC and a Guaranteed Maximum Price (GMP) was received by Sedalco, Inc. in the amount of \$34,216,084.00, which is inclusive of Pre-Construction Services, Early Release Package and the acceptance of additional scope items.

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

SHEEP AND SWINE BARN RENOVATION	TOTALS
Construction Administration Services	\$621,370.00
CMAR Pre-Construction Services (M&C 23-0510, June 13, 2023)	\$25,000.00
CMAR Preconstruction Services and Early Procurement (M&C 23-0510, June 13, 2023)	\$2,149,556.00
Construction Contract Budget including 4.5 percent CMAR Fee and Owner's Construction Allowance (This M&C)	\$32,041,528.00

Construction Phase Total	\$34,216,084.00
Project Administration Cost: Site Utilities, Material Testing, IT, Security, Project Management, Contingency, FFE, EFFW (M&C 23-0331), etc.	\$5,162,546.00
PROJECT TOTAL	\$40,000,000.00

Funding Source - The funding appropriated for the agreement and for the early equipment procurement package included in \$4,000,000.00 appropriated in M&C 23-0510, June 13, 2023, however, only \$2,149,556 of that \$4,000,000 was spent on the early equipment procurement. The balance of the project will be funded through the issuance of Tax-Exempt Special Tax Revenue Bonds later in the 2023 calendar year.

Waiver of 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."

Business Equity - SEDALCO, INC. is in compliance with the City's Business Equity Ordinance by committing to 36% MWBE participation on this project. The City's MWBE goal on this project is 20%. Grace Hebert Curtis Architects, LLC (formally Hahnfeld Hoffer & Stanford, LLC) is in compliance with the City's Business Equity Ordinance by committing to 12% MWBE participation on this project. The City's MWBE goal on this project is 12%.

The Will Rogers Memorial Center is located in COUNCIL DISTRICT 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the Spcial Tx Rv Bd Txbl Srs 2023B Fund for the WRMC-Sheep and Swine Barn Ren project to support the approval of the above recommendations and execution of the contracts. Prior to an expenditure being incurred, the Property Management and Public Events Department have the responsibility of verifying the availability of funds.

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