

Mayor and Council Communication

DATE: 01/30/24

M&C FILE NUMBER: M&C 24-0095

LOG NAME: 21FAR NORTHWEST LIBRARY DESIGN

SUBJECT

(CD 10) Authorize Execution of Amendment No. 1 to the Architectural Services Agreement with HKS, Inc. in the Amount of \$851,548.00 for a Total Contract Amount of \$950,598.00 for the Far Northwest Branch Library Located at 1297 Avondale-Haslet Road (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council authorize execution of Amendment No. 1 to the Architectural Services Agreement with HKS, Inc. in the amount of \$851,548.00 for a total contract amount of \$950,598.00 for the new Far Northwest Branch Library located at 1297 Avondale-Haslet Road (City Project No. 103980).

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize execution of Amendment No. 1 to the Architectural Services Agreement with HKS, Inc. in the amount of \$851,548.00 for a total contract amount of \$950,598.00 for the Far Northwest Branch Library located at 1297 Avondale-Haslet Road.

The Far Northwest Library project included in the 2022 Bond Program calls for the land acquisition, design and construction of new library facility in far Northwest Fort Worth along with supporting infrastructure and equipment. Following a request for qualifications process and interviews for Architectural Services, staff administratively executed a professional services agreement with HKS, Inc.

SCORING MATRIX TABLE ARCHITECT:

	Brinkley Sargent Wiginton Architects	Gensler	GFF, Inc	HKS, Inc.	Komatsu Architecture
Qualifications of Design Professional	63	57	60	65	60
Technical Approach	15	13	16	17	13
Projects	10	10	10	10	10
Diversity and Inclusion	Responsive	Responsive	Responsive	Responsive	Responsive
Total Score	88	80	86	92	83

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

Far Northwest Library	TOTALS
Architectural Design Fees	\$ 99,050.00
Amendment 1	\$ 851,548.00
Total Architectural Fees	\$ 950,598.00

This project is included in the 2022 Bond Program for \$12,260,000 with an additional appropriation of \$2,000,000 from the General Capital Fund. The current total estimated costs are \$17,685,000. If additional funds are not secured for the project, the architect and City staff will propose options for reducing the scope of the project.

This project is included in the 2022 Bond Program. The City's Extendable Commercial Paper (ECP) (M&C 22-0607; Ordinance 25675-08-2022) provides liquidity to support the appropriation. Available resources will be used to actually make any interim progress payments until debt is issued. Once debt associated with a project is sold, debt proceeds will reimburse the interim financing source in accordance with the statement

expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance 25515-05-2022).

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."

Business Equity – HKS, INC. is compliant with the City's Business Equity Ordinance by committing to 36.61% MWBE participation on this project. The City's MWBE goal on this project is 16%.

Funding is budgeted in the Library Department's 2022 Bond Program Fund for the purpose of funding the Far Northwest Library project, as appropriated.

The new Far Northwest Library is to be located in COUNCIL DISTRICT 10.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2022 Bond Program Fund for the Far NW Library project to support approval of the above recommendations and execution of the contact and amendment to the agreement. Prior to any expenditure being incurred, the Library and Property Management Departments have the responsibility to validate the availability of funds.

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Additional Information Contact: