

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 03/19/24 M&C FILE NUMBER: M&C 24-0230

LOG NAME: 80WATER GARDENS RENOVATION

SUBJECT

(CD 9) Authorize Execution of a Professional Services Agreement with Freese and Nichols, Inc., in the Amount Up to \$366,877.00 for a Site Assessment Associated with the Renovation of the Fort Worth Water Gardens (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council authorize the execution of the professional services agreement with Freese and Nichols, Inc., in an amount up to \$366,877.00 for a site assessment associated with the renovation of the Fort Worth Water Gardens (City Project No. 104751).

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the execution of the professional services agreement with Freese and Nichols, Inc., in an amount up to \$366,877.00, for a site assessment associated with the renovation of the Fort Worth Water Gardens. Freese & Nichols, Inc., was one of nineteen engineering firms selected through the 2022 Professional Services RFQ to provide Civil, Structural, and MEP engineering services.

The Fort Worth Water Gardens, a distinguished 4.3-acre urban park situated just south of the Fort Worth Convention Center, was designed by renowned architects Philip Johnson and John Burgee and completed in 1974. To address the various repairs and improvements needed, it is recommended that Freese & Nichols, Inc., with their previous experience in Water Gardens projects, undertake this site assessment.

On October 31, 2023, the City Council authorized amendment #2 to a professional service agreement with Broaddus & Associates, Inc., for project management services associated with the renovation of the Fort Worth Convention Center (M&C 23-0930). Amendment #2, in the amount of \$556,158.00 added project management services of the Fort Worth Water Gardens project.

The purpose of this assessment is to evaluate the aging infrastructure, including pipes, pump systems, electrical, operating system software and concrete paving of the 50-year-old Water Gardens. The findings will determine replacement options and associated costs which can be considered prior to proceeding with the final design and construction of the improvements. The focus of the assessment is to determine the scope for infrastructure repairs and replacement.

As part of the 2022 bond, the project will focus on the renovation and replacement of degrading infrastructure at the Fort Worth Water Gardens. Improvements may include but are not limited to pump and pipe replacement, concrete paving replacement/repair, lighting replacement/electrical system/tech improvements.

Project budget for the Water Gardens is as follows:

Fort Worth Water Gardens Renovation	2022 Bond Program
Project Management Contract Fee (funding allocated under Water Gardens contract run by Property Management)	\$556,158.00
Water Gardens Assessment Fee (current phase)	\$366,877.00
Design Documents, Design Fee (future phase)	\$800,000.00
Construction Contract (future phase)	\$4,333,123.00
Administration Costs, FFE, etc. (future phase)	\$443,842.00
Total	\$6,500,000.00

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).

Freese and Nichols, Inc., is in compliance with the City's Business Equity Ordinance by committing to 7% MWBE participation on this project. The City's MWBE goal on this project is 7%

The Fort Worth Water Gardens are located in Council District 9.

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 22 Bond Water Garden project to support the approval of the above recommendation and execution of the agreement. Prior to any expenditure being incurred, the Park and Recreation Department has the responsibility to validate the availability of funds.

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