

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 04/23/24 M&C FILE NUMBER: M&C 24-0344

LOG NAME: 21WRMC AMON CARTER EXHIBIT HALL ELECTRICAL GC

SUBJECT

(CD 7) Authorize Execution of a Construction Contract with RJM Contractors, Inc., in an Amount Not to Exceed \$4,038,507.00, for the Will Rogers Memorial Center Amon Carter Electrical Upgrade

RECOMMENDATION:

It is recommended that the City Council authorize execution of a construction contract with RJM Contractors, Inc., in an amount not to exceed \$4,038,507.00, including the owner’s construction allowance, for the Will Rogers Memorial Center Amon Carter Electrical Upgrade project (City Project No. 102513).

DISCUSSION:

The Amon G. Carter Jr. Exhibits Building at the Will Rogers Memorial Center (WRMC) was constructed in 1984. The building is approximately 182,500 square feet and is comprised of six general areas, each with their own function related to the facility as a whole. The Amon G. Carter Jr. Exhibits Building is served electrically from a transformer/main electrical room located in the below grade parking area.

As a result of the 2018 WRMC Facilities Assessment, major issues were discovered that include (but not limited to) the following:

- An electrical room ventilation fan in the main electrical room is approximately 24 inches away from the face of the motor control center. Code requires a clearance of 42 inches.
- The fused switchgear in the main electrical room has two different temporary feeds routed through the front cover of the gear. The installation does not meet code and leaves a gap in the access cover that could be hazardous. The wires need to be routed through the top of the switchgear and properly landed on a fused disconnect switch.

This project will address the prementioned issues as well as the following:

- Modify the existing panelboards and floor boxes to provide a 3 phase, 20 amp, 208 volt receptacle in each floor box (approximately 130 floor boxes).
- Modify the existing electrical distribution system on the parking garage level to add new panelboards to serve four new exhibit hall floor boxes (two at 400 amps and two at 200 amps).
- Replace the existing roof mounted transformers with new transformers equipped with cam-lock secondary side connectors. Replace the existing exposed multi-conductor cables serving the existing transformers with permanent feeders installed through the ceiling space below to serve the new transformers.

On December 14, 2023 and December 21, 2023, in the *Fort Worth Star-Telegram*, the City published notice of a Request for Competitive Sealed Proposals and on January 25, 2024 responses from RJM Contractors, Inc. and Falkenberg Construction Company were received. Both firms were invited to provide Post Proposal - Pre-Award Submittals. RJM Contractors, Inc. was the only firm to provide the requested submittal which was evaluated by staff.

The proposal was reviewed by members of the Public Events Department, Office of Business Diversity and the Property Management Department for completeness, cost, and compliance with the MWBE requirements. References were checked and Property Management subsequently met with RJM Contractors, Inc. to verify scope and schedule. Based on this review, the selection team recommends award of the construction contract to RJM Contractors Inc. as the firm offering the best value for the project.

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

PROJECT COSTS	TOTALS
Architectural & Engineering Design	\$105,000.00
Construction Contract (Including Owner's Construction Allowance)	\$4,038,507.00

Project Administration Cost: Project Management, Contingency, etc.	\$406,494.00
PROJECT TOTAL	\$4,550,000.00

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."

Funding: M&C 21-0913 on November 30, 2021, reinstated ten (10) projects delayed/suspended from Fiscal Year 2020 and 2021 in the Public Events Department (PED) as a Result of Lost Hotel Occupancy Tax Due to the COVID-19 Pandemic. This M&C allocated \$550,000.00 of ARPA funding to WRMC Electrical Upgrades (City Project No. 102513).

M&C 23-0792 on September 26, 2023, allocated an additional \$4,000,000.00 to the project through authorizing the issuance City of Fort Worth, Texas, Tax-Exempt Special Tax Revenue Bonds, Series 2023A and City of Fort Worth, Texas, Taxable Special Tax Revenue Bonds, Series 2023B. The total project budget \$4,550,000.00 as December 19, 2023.

Funding is budgeted in the Grants Cap Projects Federal & Spcial Tax Rev Bnd Serie 2023A Funds for the purpose of funding the ARPA WRMC Electrical Upgrades project, as appropriated.

Diversity & Inclusion: RJM Contractors, Inc. is in compliance with the City's Business Equity Ordinance by committing to 75% MWBE participation on this project. The City's MWBE goal on this project is 9%.

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

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in current capital budget, as previously appropriated, in the Grants Cap Projects Federal and Spcial Tax Rev Bnd Series 2023A Funds for the ARPA WRMC Electrical Upgrades project to support the approval of the above recommendation and execution of the contract. Prior to any expenditure being incurred, the Public Events Department has the responsibility to validate the availability of funds.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: Ricardo Salazar 8379

Additional Information Contact: