

# Mayor and Council Communication

DATE: 03/11/25

M&C FILE NUMBER: M&C 25-0229

LOG NAME: 21MEACHAM AIRPORT DESIGN BUILD CONTRACT

**SUBJECT**

(CD 2) Authorize Execution of a Design-Build Contract with SpawGlass Contractors Inc., in an Amount of \$5,500,000.00 Including a 7.5% Owner's Construction Contingency Allowance, to Design and Build the Meacham Airport Maintenance Building

**RECOMMENDATION:**

It is recommended that the City Council authorize execution of a design-build contract with SpawGlass Contractors Inc., in an amount of \$5,500,000.00 including a 7.5% owner's construction contingency allowance, to design and build the Meacham Airport Maintenance Building (City Project No. 105655).

**DISCUSSION:**

The purpose of this Mayor & Council Communication (M&C) is to authorize the execution of a design-build contract with SpawGlass Contractors Inc., in an amount of \$5,500,000.00 which includes a 7.5% owner's construction contingency allowance, to design and build the Meacham Airport Maintenance Building.

The maintenance building will be located at the south end of the field that is accessible via the perimeter road or by accessing Gate 39 on Ross Avenue. This new facility is approximately 13,000SF and will contain the following:

- Store maintenance equipment for field operations
- Provide conditioned space for staff to do work during extreme heat and cold weather
- Provide offices for staff

Based on past experience with the Aviation Department, staff determined that the design-build method of project delivery provided the City with the most expedient means of completion for this project. A Request for Qualifications was advertised in the *Fort Worth Star-Telegram* on August 22, 2024 and August 29, 2024. The City of Fort Worth received fifteen (15) proposals from design-build teams on September 26, 2024. These teams were:

- AC Construction, Inc.
- Batson Cook Construction
- Byrne Construction Services
- CGC General Contractors, Inc.
- CMP Commercial Construction
- Don Jackson Construction
- Fort Construction
- Frank Dale Construction, LTD
- H.J. Russell Company
- HM MV, Ltd., dba Muckleroy
- Melchiors Architecture LLC
- RJM Contractors
- SpawGlass Contractors, Inc.
- Speed Fab-Crete Corp
- West Fork Construction

A selection team composed of members of the Aviation Department and Property Management Department carefully reviewed these submittals and after discussion and scoring the team was able to establish a short list of *five*-qualified teams as shown in the table below. Interviews were conducted on November 7, 2024.

Interview Scores	Frank Dale Construction	SpawGlass Contractors	Speed Fab-Crete Corp	West Fork Construction	H.J. Russel Company
Firms Experience	45	45	43	42	43
Capability to Perform	42	45	40	35	42

<b>Fee Proposals</b>	7	8	9	10	7
<b>TOTAL</b>	94	98	92	87	92

After ranking the proposals and conducting interviews, the selection team recommends that City authorize the execution of a design-build contract with SpawGlass Contractors, Inc.

The overall budget for the project is as follows:

<b>PROJECT COST</b>	<b>Amount</b>
Design Build Cost (Including 7.5% Owners Construction Contingency Allowance)	\$5,500,000.00
Staff Time, Materials Testing, IT, Security, Fixtures Furnishings and Equipment (FF&E), Exercise Equipment, Contingency, etc.	\$500,000.00
<b>Total Project Cost</b>	<b>\$6,000,000.00</b>

Funding is budgeted in the Aviation Gas Lease Cap Proj and the Municipal Airport Capital Proj Funds for the purpose of funding the 55FTW Meacham Maintenance Bldg project, as appropriated.

**Waiver of Building Permits** - 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."

**Diversity and Inclusion Business Equity Office** - The City's Business Equity goal on this Design/Build project is 12.60% on design phase, and 25% on construction phase. Schwarz Hanson Architects, has agreed/committed to utilize 16.17% business equity participation on the design phase, and SpawGlass Contractors Inc., has committed to 25% business equity participation on the construction phase. The final Business Equity goal on the construction percentage can be adjusted once GMP has been finalized. Any changes in subcontractors will be reviewed by the Business Equity Division.

This project is located in Council District 2.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available in the current capital budget, as previously appropriated, in the Aviation Gas Lease Cap Proj and Municipal Airport Capital Proj Funds for the 55FTW Meacham Maintenance Bldg project to support the approval of the above recommendation and execution of the contract. Prior to any expenditure being incurred, the Aviation Department has the responsibility to validate the availability of funds.

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