

Mayor and Council Communication

DATE: 10/15/19

M&C FILE NUMBER: M&C 19-0237

LOG NAME: 21POLICE TACTICAL RENOVATIONS

SUBJECT

Authorize Execution of a Construction Contract with Scott Dennett Construction, LC., in an Amount Not to Exceed \$291,448.00, Including 7.5 Percent for the Owner's Construction Allowance, for the Police Tactical Center Renovation for a Total Anticipated Project Cost of \$384,501.00 (CCPD Funded) (COUNCIL DISTRICT 8)

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a construction contract with Scott Dennett Construction, LC, in an amount not to exceed \$291,448.00, including 7.5 Percent for the Owner's Construction Allowance, for the Police Tactical Center Renovation for a Total Anticipated Project Cost of \$384,501.00.

DISCUSSION:

This construction contract will accomplish additional needed renovations of the existing Police Tactical Center, 3900 Barnett Street, Fort Worth, Texas. The facility was formerly the offices and studios of KXAS and a large portion of the facility has been recently remodeled to meet existing needs. This renovation project will remodel the former KXAS film development lab to meet current police needs. The design was completed during the previous major remodel, but the construction was delayed to address construction and budgeting issues. The design and renovation are Crime Control and Prevention District (CCPD) funded.

The City issued a Request for Proposals in the Fort Worth Star Telegram on May 16 and May 23, 2019. On June 13, 2019 the City received three responses for the expansion project from general contractors. Three of these firms provided the required Post Proposal-Pre Award Submittals to be further evaluated by the City. These firms were:

- CMP Commercial Construction, Inc.
- MSB Constructors, Inc.
- Scott Dennett Construction, LC

There was a wide range in base bid prices. Of these three firms only one, Scott Dennett Construction, LC, who submitted the lowest proposed cost, provided the required "Post Proposal-Pre Award Submittals" to be further evaluated by the City. This proposal was reviewed by members of the Police Department, Office of Business Diversity and the Property Management Department. References were checked, the M/WBE Office evaluated their sub-consulting plan and the proposal was reviewed for completeness. Based on this evaluation, the selection team recommends award of the construction contract to Scott Dennett Construction, LC.

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

Project Budget	TOTALS
Architectural & Engineering Contract (Completed in Prior Project)	\$0.00
Construction Contract, including 7.5 Owner's Construction Allowance	\$291,448.00
Project Administration Cost: Project Management, Bid Advertisement, IT, Security, Materials Testing, Contingency, FFE, etc.	\$93,053.00
PROJECT TOTAL	\$384,501.00

Facility Management Cost Impact: The impact to maintenance cost associated with this project for the Property Management Department, beginning in Fiscal Year 2021, is expected to be \$6,200.00 annually.

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."

Funding Sources - The City of Fort Worth CCPD funds will be used for the construction of this project.

M/WBE Office - Scott Dennett Construction, LC is in compliance with the City's BDE Ordinance by committing to 6% MBE participation on this project. The City's MBE goal on this project is 5%. Additionally, Scott Dennett Construction, LC is a certified M/WBE firm.

The Police Tactical Center is located in COUNCIL DISTRICT 8, but serves all Fort Worth residents in ALL COUNCIL DISTRICTS.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds will be available in the current capital budget, as appropriated, of the CCPD Capital Projects Fund. Prior to an expenditure being incurred, the participating department has the responsibility to validate the availability of funds.

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