

Mayor and Council Communication

DATE: 11/19/19

M&C FILE NUMBER: M&C 19-0326

LOG NAME: 21WORTH HEIGHTS COMMUNITY CENTER RENOVATIONS CONSTRUCTION

SUBJECT

Authorize Execution of a Construction Contract with M-PAK Construction, Inc., in an Amount of \$912,675.00, Including 7.5 Percent for the Owner's Construction Allowance, for Accessibility Improvements and Renovation of the Worth Heights Community Center, for a Total Anticipated Project Cost of \$1,353,225.00 (Community Development Block Grant Funded) (COUNCIL DISTRICT 9)

RECOMMENDATION:

It is recommended that the City Council authorize execution of a construction contract with M-PAK Construction, Inc., in an amount of \$912,675.00, including 7.5 percent for the Owner's Construction Allowance, for accessibility improvements and renovation of the Worth Heights Community Center, for a total anticipated project cost of \$1,353,225.00.

DISCUSSION:

The purpose of the M&C is to recommend that the City Council authorize execution of a construction contract with M-PAK Construction, Inc., in an amount of \$912,675.00, including 7.5 percent for the Owner's Construction Allowance, for accessibility improvements and renovation of the Worth Heights Community Center, for a total anticipated project cost of \$1,353,225.00.

This construction contract will accomplish accessibility improvements and renovation of the Worth Heights Community Center, located near Echo Lake Park, at 3551 New York Ave, Fort Worth, TX 76110. These improvements will make the facility better able to serve the needs of the community.

The design of this project was accomplished by Elements of Architecture, Inc. one of five design firms selected as part of our Annual Professional Services Agreement.

The City issued a Request for Proposals, for construction, in the Fort Worth Star Telegram on August 8 and August 15, 2019. On August 30, 2019 the City received five proposals from general contractors. These firms were:

- M-PAK Construction, Inc.
- Schmolt Construction, Inc.
- Northridge Construction Group, LLC
- CMP Commercial Construction, Inc.
- The Mark IV Construction Group, LLC

Of these five firms only three provided the required "Post Proposal–Pre Award Submittals" to be further evaluated by the City. These proposals were reviewed by members of the Neighborhood Services Department, Office of Business Diversity and the Property Management Department. References were checked, M/WBE Office evaluated sub-consulting plans prior to the evaluation meeting. On September 19th, 2019 the selection team met and evaluated the proposals resulting in the following scores:

Contractor Evaluations	M-PAK Construction, Inc.	Northridge Construction Group, LLC	Schmoldt Construction, Inc.
Proposed Price	60	41	43
MWBE Office Review	3	5	1
Proposed Schedule	6	10	9
References & Experience	5	8	7
Work in the City of Fort Worth	5	7	5
TOTAL	79	71	65

Based on this evaluation, the selection team recommends award of the construction contract to M-PAK Construction, Inc.

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

Project Budget	TOTAL
Design Contract	\$98,640.00
Construction Contract, including 7.5 Owner's Construction Allowance	\$912,675.00
Project Management, Bid Advertisement, IT, Security, Materials Testing, Contingency, FFE, etc.	\$341,910.00
PROJECT TOTAL	\$1,353,225.00

Funding Sources – Community Development Block Grant (CBDG) funds will be used for the construction of this project.

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."

M/WBE Office – M-PAK Construction, Inc. is in compliance with the City's BDE Ordinance by committing to 18% MBE participation on the base bid plus contingency less identified alternates. The City's MBE goal on this base bid plus contingency less identified alternates is 17%.

The Worth Heights Community Center is located in COUNCIL DISTRICT 9.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendation and award of the contract, funds are available in the current operating budget, as appropriated, in the Grants Operating Federal Fund. Prior to any expenditure being incurred, the Neighborhood Services Department has the responsibility to validate the availability of funds.

Submitted for City Manager's Office by: Kevin Gunn 2015

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