City of Fort Worth, Texas

Mayor and Council Communication

DATE: 01/14/20 **M&C FILE NUMBER:** M&C 20-0023

LOG NAME: 21PARD CONSOLIDATED SERVICE CENTER PHASE II

SUBJECT

Authorize Execution of a Construction Manager at Risk Construction Contract with Muckleroy & Falls Construction Company, in the Not-To-Exceed Amount of \$9,099,973.00, for the Construction of the PARD Consolidated Service Center Phase II (2018 BOND PROGRAM) (COUNCIL DISTRICT 9)

RECOMMENDATION:

It is recommended that the City Council authorize a Construction Manager at Risk construction contract with Muckleroy & Falls Construction Company, in the not-to-exceed amount of \$9,099,973.00, for the construction of the PARD Consolidated Service Center Phase II.

DISCUSSION:

The purpose of this M&C is to authorize execution of a Construction Manager at Risk (CMAR) construction contract with Muckleroy & Falls Construction Company, in the not-to-exceed amount of \$9,099,973.00, for the construction of the PARD Consolidated Service Center Phase II.

The Park and Recreation Department's (PARD) Crestline Service Center was displaced as a result of the use of approximately three acres of Trinity Park and the Fort Worth Botanic Garden for the dedication of public road rights-of-way for the construction of the extension of Trail Drive and Van Zandt Lane Mayor and Council Communication (M&C L-16073). These Crestline Service Center facilities are being relocated adjacent to other PARD facilities currently located at Greenbrier Park at 5199 James Avenue.

Design of the new service center was authorized on June 20, 2017 (M&C C-28283).

A construction contract for Phase I for this project was authorized on December 12, 2017 (M&C C-28518). Phase one consisted of the construction of one office building and four open and enclosed storage buildings, along with material storage bins and equipment yard.

The City issued a Request for Proposals from Construction Managers-at-Risk (CMAR) contractors in the Fort Worth Star Telegram on February 14 and February 21, 2019 for Phase II of this project. Phase II will consist of the construction of another office building and three more storage buildings, as well as pave the equipment yard and the employee parking lot.

On March 14, 2019 the City received 7 responses for the expansion project from CMAR contractors. These firms were:

- Dennett Construction
- FPI Builders, LLC
- Imperial Construction, Inc.
- MDI, Inc. General Contractors
- Muckleroy & Falls Construction Company
- Ridgemont Commercial Construction
- Byrne Construction Services

On March 25, 2019, these proposals were reviewed by members of the Park & Recreation 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.

CMAR PROPOSAL EVALUATION	Muckleroy & Falls	Byrne Construction Services	Ridgemont Commercial Construction	FPI Builders	Imperial Construction	MDI, Inc. General Contractors	Dennett Construction
Proposed Fees	55	51	48	52	50	52	51
MBE Goal & Plan	8	8	7	8	8	5	5
References & Experience	23	25	23	15	18	10	5
Knowledge of City Procedures	9	10	10	10	9	5	7

TOTAL	95	94	88	85	85	72	68

Based on this evaluation, the selection team determined that Muckleroy & Falls Construction Company was the best qualified CMAR Contractor for this project. Staff administratively awarded a Pre-Construction Services Contract to Muckleroy & Falls Construction Company, in the amount of \$9,500.00, to provide assistance with the design and cost estimating in the design phase.

The design of Phase II is now complete and staff recommends the execution of the CMAR construction contract with Muckleroy & Falls Construction Company, in the not-to-exceed amount of \$9,099,973.00, for the construction of Phase II of the Facility

The overall project costs, combining both PARD funding and 2018 Bond Propositions, is described in the table below:

TOTAL PROJECT BUDGET (PARD Funding and 2018 Bond Programs)	Totals
Phase I Project Budget	\$10,000,000.00
Phase II Design Contract	\$726,000.00
Phase II CMAR Construction Contract, including 7.5 Owner's Construction Allowance	\$9,099,973.00
Phase II Project Administration Cost: Project Management, Bid Advertisement, IT, Security, Materials Testing, Contingency, FFE, etc.	\$1,274,027.00
PROJECT TOTAL	\$21,100,00.00

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 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."

The funding source for this contract is the 2018 Bond Program.

M/WBE Office - Muckleroy & Falls Construction Company is in compliance with the City's BDE Ordinance by committing to 25% MBE participation on this CMAR project. The City's MBE goal on this CMAR project is 10%.

The PARD Maintenance Facility is located in COUNCIL DISTRICT 9.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as appropriated, of the 2018 Bond Program and that, prior to expenditures being made, the participating department has the responsibility to validate the availability of funds.

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

Originating Business Unit Head: Steve Cooke 5134

Additional Information Contact: Brian Glass 8088