

# Mayor and Council Communication

DATE: 04/07/20

M&amp;C FILE NUMBER: M&amp;C 20-0241

LOG NAME: 21NORTHWEST COMMUNITY CENTER DESIGN

**SUBJECT**

Authorize the Execution of an Amendment to the Architectural Services Agreement with Brinkley Sargent Wiginton Architects, Inc., in the Amount of \$803,750.00, for a Total Contract Value of \$900,000.00 to Provide Architectural Design and Construction Administration Services for the Northwest Community Center Located at Northwest Community Park for a Total Project Cost of \$10,000,000.00 (2018 Bond Program) (COUNCIL DISTRICT 7)

**RECOMMENDATION:**

It is recommended that the City Council authorize the execution of an amendment to the architectural services agreement with Brinkley Sargent Wiginton Architects, Inc., in the amount of \$803,750.00, for a total contract value of \$900,000.00 to provide architectural design and construction administration services for the new Northwest Community Center located at Northwest Community Park (City Project No. 101650).

**DISCUSSION:**

The 2018 Bond Program includes \$10,000,000.00 to design and construct the Northwest Community Center at the Northwest Community Park. A request for Statements of Qualifications (SOQ) was advertised in the Fort Worth Star-Telegram on January 17, 2019 and January 24, 2019. Seventeen SOQs were received March 27, 2019. A selection team, comprised of members of the Park & Recreation Department, Property Management Department and the Office of Business Diversity, reviewed these proposals and met on April 25th, 2019 to create a short list for interviews on March 30, 2019.

On May 6, 2019 a selection team composed of members of Park & Recreation Department, Property Management Department and the M/WBE Office conducted final interviews created from the short list. Following the interviews the four highly qualified design teams submittals were carefully reviewed and after discussions scored and thier ranking was established.

| INTERVIEW SCORES   | Brinkley Sargent Wiginton Architects, Inc. | RPGA Design Group, Inc. | Pierce, Goodwin, Alexander & Linville, Inc. | Komatsu Architects, Inc. |
|--|--|-------------------------|---|--------------------------|
| Firm and Staff Experience with Community Center Projects | 38   | 35                      | 33  | 30                       |
| Sub Consultant Experience                                | 12   | 10                      | 9   | 8                        |
| History of Teamwork with Sub Consultants                 | 10   | 12                      | 9   | 10                       |
| Strategies for Maintaining Project Budgets and Schedules | 9  | 7                       | 8   | 8                        |
| Experience in the City of Fort Worth                     | 7  | 10                      | 7   | 10                       |
| MWBE Score   | 5  | 6                       | 7.5   | 6                        |
| <b>TOTAL</b>   | <b>81</b>                                  | <b>80</b>               | <b>73.5</b>                                 | <b>72</b>                |

After ranking the proposals and conducting interviews, the selection team recommends that City Council authorize the execution of an amendment to architectural services agreement with Brinkley Sargent Wiginton Architects, Inc.

In order to identify site opportunities and constraints, staff administratively executed a design agreement with Brinkley Sargent Wiginton Architects, Inc. in the amount of \$96,250.00 to provide programming and schematic design services. This M&C will authorize an amendment to that contract in the amount of \$803,750.00, for a total contract amount of \$900,000.00, to address storm water issues, complete the balance of the design, and

provide construction administration services.

The overall budget for the project is as follows:

| PROJECT COST  | Amount                 |
|---|------------------------|
| Total Architectural Services Agreement  | \$900,000.00           |
| Construction Cost (Including Owners Construction Contingency Allowance)   | \$7,793,750.00         |
| Staff Time, Materials Testing, IT, Security, Fixtures Furnishings and Equipment (FF&E), Exercise Equipment, Contingency, etc. | \$1,306,250.00         |
| <b>Total Project Cost</b>   | <b>\$10,000,000.00</b> |

Funds for this project are included in the 2018 Bond Program. Available resources within the General Fund will be used to provide interim financing until debt is issued. Once debt associated with the project is sold, bond proceeds will reimburse the General Fund in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance No. 23209-05-2018) and subsequent actions taken by the Mayor and Council.

The impact to maintenance cost associated with this project for the Property Management Department, beginning in Fiscal Year 2021, is expected to be \$56,000.00 annually.

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 detailed design portion of this project is anticipated to start in the third quarter of 2020 and construction is anticipated to be complete in the fourth quarter of 2021.

**MWBE OFFICE** - Brinkley Sargent Wiginton Architects, Inc. is in compliance with the City's BDE Ordinance by committing to 20% SBE participation on this project. The City's SBE goal on this project is 20%.

The Northwest Community Center is to be located in COUNCIL DISTRICT 7.

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#### **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2018 Bond Program Fund, Northwest Community Center project. Prior to expenditures being incurred, the Park & Recreation and Property Management Departments have the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Jay Chapa 5804

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