

CITY COUNCIL AGENDA



Create New From This M&C

DATE:	6/11/2024	REFERENCE NO.:	**M&C 24-0496	LOG NAME:	21MEADOWBROOK GOLF COURSE MAINTENANCE FACILITY
CODE:	C	TYPE:	CONSENT	PUBLIC HEARING:	NO
SUBJECT:	(CD 11) Authorize Execution of a Contract with CGC General Contractors, Inc. in the Amount of \$1,213,675.00, for Construction of the Meadowbrook Golf Course Maintenance Facility Located at the Meadowbrook Golf Course, Adopt Appropriation Ordinance to Allocate American Rescue Plan Act State and Local Fiscal Recovery Funds in the Amount Up to \$2,020,500.00, and Amend the Fiscal Years 2024-2028 Capital Improvement Program				

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of a contract with CGC General Contractors, Inc. in the amount of \$1,213,675.00, for construction of the Meadowbrook Golf Course Maintenance Facility;
2. Approve the allocation in the amount up to \$2,020,500.00 from the American Rescue Plan Act, Subtitle M (Coronavirus State and Local Fiscal Recovery Funds), for transfer to the Grants Cap Projects Federal Fund for the purpose of eligible capital improvements for Meadowbrook Golf Course - Maintenance Facility Replacement;
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Grants Cap Projects Federal Fund, in the amount up to \$2,020,500.00, transferred from the Grants Operating Federal Fund, for the purpose of funding the Meadowbrook GC - Maint BLD project (City Project No. 104389); and
4. Amend the Fiscal Years 2024-2028 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize execution of a construction contract with CGC General Contractors, Inc. in the amount of \$1,213,675.00, allocate and appropriate additional American Rescue Plan Act (ARPA) funding in the amount up to \$2,020,500.00 for the Meadowbrook Golf Course Maintenance Facility located at the Meadowbrook Golf Course, 1815 Jenson Road. This eight-bay, 4,000 square foot, maintenance operations facility will replace the existing faux log cabin building built circa 1939.

On September 27, 2022, (M&C 22-0789), Council authorized the allocation of \$39,894,452.00 of American Rescue Plan Act (ARPA) Subtitle M State and Local Fiscal Recovery Funds (SLFRF) to eligible projects and to approve the appropriations necessary for the transfer of SLFRF funding to capital projects for the Transportation & Public Works and Park & Recreation Departments. The ARPA SLFRF Revenue Recovery category also held \$5,000,000.00 earmarked for the Texas A&M Innovation HUB project. Upon review of the ongoing project timeline, City leadership determined the remaining earmarked funds would not be able to be obligated by the ARPA deadline of December 31, 2024, and the best course of action was to remove the earmark for the remaining funds (M&C 24-0459) and identified a portion for the Meadowbrook Golf Course - Maintenance Facility replacement project.

--	--	--	--	--

STATUS	AMOUNT	M&C
Total CFW ARPA Subtitle M Funding	\$173,745,090.00	21-0445 362021 AMERICAN RESCUE PLAN
Allocations Approved To- Date	6,000,000.00	21-0794 25ARPA-VFW-TDG
Allocations Approved To- Date	1,000,000.00	21-0805 13ARPA-ADMINISTRATION
Allocations Approved To- Date	4,245,533.42	21-0810 17ARPA ALLOCATIONS EVANS & ROSEDALE REDEVELOPMENT
Allocations Approved To- Date	2,400,000.00	21-0811 17ARPA ALLOCATIONS UNTHSC TECHSTARS
Allocations Approved To- Date	10,100,000.00	21-0814 19ARPA ALLOCATIONS TO HOUSING AND HUMAN SERVICES PROJECTS
Allocations Approved To- Date	3,000,000.00	21-0809 19ARPA ALLOCATION CDFI FRIENDLY AMERICA
Allocations Approved To- Date	300,000.00	21-0820 25ARPA-WRMC MURAL PLAQUES
Allocations Approved To- Date	6,400,000.00	21-0935 21ARPA-PEG FUNDING-FUTURE CITY HALL
Allocations Approved To- Date	8,000,000.00	21-0908 23ARPA-VACCINATIONS AND TESTING
Allocations Approved To- Date	4,560,000.00	21-0913 25ARPA-PED\CAPITAL_RESTORE
Allocations Approved To- Date	52,000,000.00	21-0934 21ARPA-FWCC EXPANSION FUNDING & PROJECT MANAGEMENT
Allocations Approved To- Date	3,000,000.00	22-0268 17ARPA CENTER FOR TRANSFORMING LIVES
Allocations Approved to- Date	5,000,000.00	22-0270 19ARPA ALLOCATION FOR PERMANENT SUPPORTIVE HOUSING
Allocations Approved to- Date	7,091,047.00	22-0368 04ARPANEIGHBORHOOD WIFI CARES RATIFICATION/ARPA ALLOCATION
Allocations Approved to- Date	3,595,000.00	22-0366 04ARPA INFRASTRUCTURE PROGRAM
Allocations		

Approved to- Date	3,675,000.00	22-0367 04ARPA CYBERSECURITY PROGRAM
Allocations Approved to- Date	16,000,000.00	22-0789 MMA INFRASTRUCTURE – STREETLIGHTS & PEDESTRIAN SAFETY
Allocations Approved to- Date	2,500,000.00	22-0789 MMA INFRASTRUCTURE – COBB & HIGHLAND HILLS PARKS
Allocations Approved to- Date	3,200,000.00	22-0789 TARRANT AREA FOOD BANK FACILITY
Allocations Approved to- Date	2,000,000.00	22-0789 POLICE AND FIRE COVID WORKER'S COMPENSATION CLAIMS
Allocations Approved to-	1,458,372.00	22-0789 POLICE COVID HEALTH EXPENDITURES
Allocations Approved to- Date	750,000.00	22-0789 VISIT FORT WORTH SPECIAL EVENT FUNDING
Allocations Approved to- Date	4,411,080.00	22-0789 UNITED WAY ONE SECOND COLLABORATIVE
Allocations Approved to- Date	8,000,000.00	22-0789 DEEPLY AFFORDABLE HOUSING INFRASTRUCTURE & DRAINAGE
Allocations Approved to- Date	1,500,000.00	22-0789 FORT WORTH ZOO ROAD REPAIR, EROSION CONTROL, BROADBAND
Allocations Approved to- Date	200,000.00	22-0789 TX WESLEYAN ON-CAMPUS PUBLIC UTILITY RELOCATION
Allocations Approved to- Date	1,925,000.00	22-0789 WILL ROGERS MC AIR HANDLER REPLACEMENT
Allocations Approved to- Date	5,950,000.00	22-0789 WILL ROGERS MC CONCOURSE, LOBBY AND RESTROOM UPDATES
Allocations Approved to- Date	2,000,000.00	23-0284 ARPA FWTC INNOVATION PARTNERSHIP
Allocations Approved to- Date	\$50,000.00	23-0518 60WSTAMUS ILA
Allocations Approved to- Date	\$100,000.00	23-0609 ARPA_CENTRAL_MULTIMODAL_MOBILITY_HUB
Reclaimed Allocations	-4,216,902.00	23-0609 ARPA_CENTRAL_MULTIMODAL_MOBILITY_HUB
Allocations Approved to- Date	4,500,000.00	23-0925 RFP 22-0146 BROADBAND ENHANCEMENTS CH CITY

Allocations Approved to- Date	596,275.00	24-0180 WSTAMUS-MCO
Reclaimed Allocations	-5,207,162.96	24-0459 13UPDATE AMERICAN RESCUE PLAN ALLOCATIONS
Allocations Approved to- Date	515,000.00	24-0458 2020INT IMPROV N. BEACH ST/WESTERN CENTER BLVD APPROPRIATION
Pending Allocation	2,020,500.00	21MEADOWBROOK GOLF COURSE MAINTENANCE FACILITY (This M&C)
	5,126,347.54	Unallocated Balance

On February 15 and February 22, 2024, the City published notice of a Request for Competitive Sealed Proposals in the *Fort Worth Star-Telegram*. On March 14, 2024, five proposals were received. Of the five responses, CGC General Contractors, Inc., A&C Construction, Inc. and Falkenberg Construction provided the Post Proposal-Pre-Award Submittals.

The three proposals were reviewed by members of the Parks and Recreation Department, M/WBE Office and the Property Management Department and were evaluated for best value based on the criteria set forth in the Request for Proposals. The selection team recommends awarding the construction contract to CGC General Contractors, Inc.

Criteria	CGC General Contractors, Inc	A&C Construction, Inc.	Falkenberg Construction
Proposed Price Score	60	54	45
Proposed Schedule	19	17	14
References/ Experience	10	8	5
Past work in Fort Worth	5	5	4
TOTAL	94	84	68

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

Meadowbrook Golf Course Maintenance Facility	TOTALS
Architectural and Engineering Design	\$ 98,750.00
Construction Contract (including Owner's Construction Contingency Allowance)	\$1,213,675.00
Project Administration Cost: Project Management, Bid, Survey, Advertisement, Site Utilities, IT, Security, Project Management, Contingency, Etc.	\$708,075.00
PROJECT TOTAL	\$2,020,500.00

Funding—Funding for this project was not

included in the Fiscal Years 2024-2028 Capital Improvement Program (CIP) because this project was unknown at the time of CIP development. The action in this M&C will amend the Fiscal Years 2024-2028 Capital Improvement Program as approved in connection with Ordinance 26453-09-2023.

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."

Business Equity Division - The Business Equity Division placed a 12\% business equity goal on this solicitation/contract. CGC General Contractor, Inc., has agreed/committed to utilize 12.64\% business equity sub-consultant participation for the scope of work, meeting the City's Ordinance. Any changes in subcontractors will be reviewed by the Business Equity Division.

This project is located in **COUNCIL DISTRICT 11**.

FISCAL INFORMATION/CERTIFICATION:

The Director of Finance certifies that funds are currently available in the American Rescue Plan Act project within the Grants Operating Federal Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the Grants Cap Projects Federal Fund for the Meadowbrook GC - Maint BLD project to support the above recommendations and execution of the agreement. Prior to any expenditure being incurred, the Parks & Recreation Department shall be responsible for ensuring funds are available and that only expenditures allowable under the American Rescue Plan Act are charged to the ARPA funding source. Grant funds will be transferred to the Grants Cap Projects Federal Fund for the project on a reimbursement basis.

TO

Fund	Department ID	Account	Project ID	Program	Activity	Budget Year	Reference # (Chartfield 2)	Amount
------	---------------	---------	------------	---------	----------	-------------	----------------------------	--------

FROM

Fund	Department ID	Account	Project ID	Program	Activity	Budget Year	Reference # (Chartfield 2)	Amount
------	---------------	---------	------------	---------	----------	-------------	----------------------------	--------

Submitted for City Manager's Office by: Dana Burghdoff (8018)

Originating Department Head: Marilyn Marvin (7708)

Additional Information Contact: Nikita Watts (2028)
Brian Glass (8088)

ATTACHMENTS

[21MEADOWBROOK GOLF COUSE MAINTENANCE FACILITY funds availability.pdf](#) (CFW Internal)

[21MEADOWBROOK GOLF COUSE MAINTENANCE FACILITY Updated FID.xlsx](#) (CFW Internal)

[Approved & Signed Compliance Memo.pdf](#) (CFW Internal)

[Form 1295 Certificate 101181258.pdf](#) (CFW Internal)

[ORD.APP_21MEADOWBROOK GOLF COUSE MAINTENANCE FACILITY_31001_AO24 \(r3\).docx](#) (Public)

[SAM CGC General Contractors Inc.pdf](#) (CFW Internal)

[Table for ARPA MCs.xlsx](#) (CFW Internal)