

# Mayor and Council Communication

DATE: 06/09/26

M&C FILE NUMBER: M&C 26-0468

LOG NAME: 21FWCC CMAR AMENDMENT #5

**SUBJECT**

(ALL) Authorize Execution of Amendment No. 5 to the Construction Manager at Risk Contract with Hunt/Byrne/Smith, a Joint Venture, for the Convention Center, in an Amount Up to \$7,000,000.00, for a Total Contract Value of \$109,175,386.00

**RECOMMENDATION:**

It is recommended that the City Council authorize execution of Amendment No. 5 to the construction manager at risk contract with Hunt/Byrne/Smith, a Joint Venture, in an amount up to \$7,000,000.00, for a total contract value of \$109,175,386.00.

**DISCUSSION:**

The purpose of this Mayor and City Council Communication (M&C) is to authorize an Amendment No. 5 to the Construction Manager at Risk (CMAR) contract. The expansion project is being accomplished in two major phases. Phase 1 is complete and includes the construction of new state-of-the-art food & beverage facilities, demolition of the east annex, straightening of Commerce Street and building new covered loading docks. Phase 2 will replace the arena with additional exhibit halls, ballroom, meeting rooms, and refurbish the existing facility.

As this is a large construction project, the structural steel is a significant material order which can take a long time to manufacture. To expedite this process the CMAR contractor is requesting this amendment to buy a portion of the structural steel and pay for subcontractor design assistance. This amendment is accounted for within the amendment budget. There will be an Amendment No. 6 in the near future for the balance of the structural steel, which is anticipated to be approximately \$10,000,000.00 more.

Amendment No. 5 to the construction manager at risk contract with Hunt/Byrne/Smith, a joint venture, in the amount up to \$7,000,000.00, for a total contract value of \$109,175,386.00. As designs progress, there will be future M&C's to address the balance of the cost of construction.

**Budget** - The current project costs are described in table below:

FWCC Expansion Phase 1 & Phase 2 (Partial)	Cost
Project Management Fees	\$6,595,696.23
Design Fees	\$39,441,818.00
Construction Cost	\$109,175,386.00
Administrative Costs (Staff Time, ITS, AV, Security, Public Art, Utilities, FF&E, Moving Costs, Contingencies)	\$5,797,083.31
<b>TOTAL</b>	<b>\$161,009,983.54</b>

**Funding** - The project was initially funded through a \$52,000,000.00 ARPA Grant funds (M&C 21-0934) and \$43,000,000.00 in 2023 Combination Tax and Revenue Certificates of Obligation bonds (M&C 23-0250). As designs and plans are completed, the construction contractor will provide estimates and the construction cost will increase. There will be future M&C's before Council. It is anticipated that a final project budget will be in the range of \$600,000,000.00 to \$700,000,000.00. Additional funding will be appropriated in the project on a future M&C to cover all estimated project costs. Funding is budgeted in the Special Tax Rev Bnd Serie 2025B Fund for the Culture & Tourism Department for the purpose of funding the ARPA FWCC Expansion & Prj Mgmt project, as appropriated. This M&C authorizes \$7,000,000.00 of the current total project budget of \$161,009,983.54.

**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 Fort Worth Convention Center is located in COUNCIL DISTRICT 9 but will benefit all council districts.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the Special Tax Rev Bnd Serie 2025B Fund for the ARPA FWCC Expansion & Prj Mgmt project to support the approval of the above recommendations and execution of the amendments. Prior to any expenditure being incurred, the Property Management and Culture & Tourism Departments have the responsibility to validate the availability of funds.

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