

# Mayor and Council Communication

**DATE:** 10/17/23

**M&C FILE NUMBER:** M&C 23-0898

**LOG NAME:** 21FORT WORTH CONVENTION ARCHITECTUAL DESIGN AMENDMENT 3

**SUBJECT**

(ALL) Authorize Execution of Amendment No. 3 to the Professional Services Agreement with Thompson, Ventulett, Stainback & Associates, Inc., in the Amount of \$900,000.00 for a Total Contract Value of \$6,297,776.00, Including Reimbursable Expenses, for Design and Construction Administration Services Associated with the Expansion of the Fort Worth Convention Center

**RECOMMENDATION:**

It is recommended that the City Council authorize execution of Amendment No. 3 to the professional services agreement with Thompson, Ventulett, Stainback & Associates, Inc., in the amount of \$900,000.00 for a total contract value of \$6,297,776.00, including reimbursable expenses, for design and construction administration services associated with the expansion of the Fort Worth Convention Center (City Project No. 102582).

**DISCUSSION:**

The purpose of this Mayor and City Council Communication (M&C) is to recommend that the City Council authorize execution of Amendment No. 3 to the professional services agreement with Thompson, Ventulett, Stainback & Associates, Inc. (City Secretary Contract No. 57930), in the amount of \$900,000.00 for a total contract value of \$6,297,776.00, including reimbursable expenses, for design and construction administration services associated with the expansion of the Fort Worth Convention Center (FWCC).

The expansion project will take place in two phases and the facility will remain operational during both. The first phase includes the construction of new state-of-the-art food & beverage facilities, demolition of the East annex, straightening of Commerce Street (to create a site pad for a future convention hotel) and the re-building of the FWCC loading docks. The second phase will replace the arena with additional exhibit halls, a ballroom, meeting rooms and refurbish the existing facility.

On February 24, 2022, Broaddus & Associates, Inc. and the Property Management Department issued a Request for Qualifications to select an architect and engineering team to provide design and construction administration services for the for phase one of the expansion of the Fort Worth Convention Center. The selection committee recommended that Thompson, Ventulett, Stainback & Associates, Inc., partnered with Bennet Partners, Inc., be selected for design and construction administration services associated with the expansion of the Fort Worth Convention Center (M&C 22-0695).

A Construction Manager at Risk (CMAR) Contractor was selected and an initial Guaranteed Maximum Price (GMP) was assigned. Recently the GMP was increased M&C 23-0678, as the scope of this phase of the project evolves. This amendment to the design agreement will address additional services associated with Parking Studies, Loading Dock reconfiguration, Grab and Go/Coffee shop and furniture, fixture and equipment analysis and recommendations, new restrooms and addition of canopies.

<b>ESTIMATED PROJECT COST</b>	<b>AMOUNT</b>
Professional Services	\$4,895,751.00
Architectural Services (Phase 1)	\$99,999.00
Amendment 1 - Design and Construction Administration	\$5,197,778.00
Amendment 2 - Parking Study	\$99,999.00
Amendment 3 - Additional Scope	\$900,000.00
CMAR Construction Contract (Phase1)	\$73,000,000.00
Furniture, Fixtures, Equipment and Moving Costs, ITS, AV, and Security Elements, Project Contingency	\$7,706,473.00
Project Contingency	\$4,000,000.00
<b>Total Project Cost</b>	<b>\$95,900,000.00</b>

The project was initially funded through a \$52,000,000.00 ARPA Grant (M&C 21-0934). Based on current scope requirements the additional increase to the contract will be funded through both ARPA and 2023 Combination Tax and Revenue Certificates of Obligation bonds (M&C 23-0250). Funding for this amendment is budgeted in the Culture & Tourism Department's Certificate of Obligation 2023 Fund for the purpose of funding the FWCC Expansion & Project Management project, as appropriated. Additional funding will be appropriated in the project on a future M&C to cover all estimated project cost.

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."

Diversity & Inclusion Department: Thomson, Ventulett, Stainback & Associates, Inc. agrees to maintain its initial M/WBE commitment of 15% that it made on the original agreement and extend and maintain that same M/WBE commitment of 15% to all prior amendments up to and inclusive of this Amendment No. 3. Therefore Thomson, Ventulett, Stainback & Associates, Inc. remains in compliance with the City's M/WBE Ordinance and attests to its commitment by its signature on the Acceptance of Previous M/WBE Commitment form executed by an authorized representative of its company.

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 Certificate of Obligation 2023 Fund for the FWCC Expansion & Prj Mgmt project to support the approval of the above recommendation and execution of the amendment. Prior to any expenditure being incurred, the Culture & Tourism Department has the responsibility to validate the availability of funds.

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

**Originating Business Unit Head:** Ricardo Salazar 8379

**Additional Information Contact:**

Expedited