

Mayor and Council Communication

DATE: 09/13/22

M&C FILE NUMBER: M&C 22-0695

LOG NAME: 21FORT WORTH CONVENTION CENTER ARCHITECTURAL DESIGN

SUBJECT

(ALL) Authorize Execution of Amendment No. 1 to the Professional Services Agreement with Thompson, Ventulett, Stainback & Associates, Inc., in the Amount of \$5,197,778.00 for a Total Contract Value of \$5,297,777.00, Including Reimbursable Expenses, for Design and Construction Administration Services Associated with the Expansion of the Fort Worth Convention Center

RECOMMENDATION:

It is recommend that the City Council authorize execution of Amendment No. 1 to the professional services agreement with Thompson, Ventulett, Stainback & Associates, Inc., in the amount of \$5,197,778.00 for a total contract value of \$5,297,777.00, 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. 1 to the professional services agreement with Thompson, Ventulett, Stainback & Associates, Inc. (City Secretary Contract No. 57930), in the amount of \$5,197,778.00 for a total contract value of \$5,297,777.00, 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. This phase is expected to begin in spring 2023.

The second phase will replace the arena with additional exhibit halls, a ballroom, meeting rooms and refurbish the existing facility.

On November 30, 2021, the City Council approved the allocation of up to \$52,000,000.00 from the American Rescue Plan Act (ARPA) funds and authorize execution of a professional services agreement with Broaddus & Associates, Inc., in an amount up to \$2,313,927.00, for multi-year project management services associated with the renovation of the Fort Worth Convention Center (M&C 21-0934). Broaddus & Associates, Inc. has provided a program and diagrams to make recommendations regarding the scope and budget of the first phase.

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.

Statements of Qualifications (SOQs) were due March 24, 2022. The City received 6 SOQs from highly qualified teams. The selection committee included representatives of downtown stakeholders, the Public Events Department, Property Management Department, Diversity & Inclusion Department, and Broaddus & Associates, Inc. The teams submitting SOQs were:

- Fentress, David Schwarz, CaCo
- Gensler, RPGA
- HKS, Pelli, Clark & Partners
- LMN Architects, HHS
- Populous, Ibanez Shaw Architects, Freese & Nichols
- TVS, Bennett Partners

After reviewing the SOQs, the committee met on September 17th, 2021, and selected four firms to participate in interviews based on their rankings. The interviews took place May 3rd, 2022 and the following is a summary of the results of the interview process:

INTERVIEW SCORES	TVS, Bennett Partners	Fentress, David Schwarz, CaCo	Populous, Ibanez Shaw Architects, Freese & Nichols	LMN Architects, HHS
Firm Experience (55 points)	50	46	46	44
Design Schedule & Cost Management (30 Points)	26	28	27	28

Knowledge of Fort Worth Markets (15 Points)	14	12	13	12
TOTALS (100)	90	89	86	84

The selection committee recommends 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.

Estimated Costs:

The project will be funded through \$52,000,000.00 from ARPA and \$15,000,000.00 from the sale of Tax Notes backed by net revenues of the Culture and Tourism Fund. The overall budget for the project is as follows, inclusive of project management and design fees:

PROJECT COST	AMOUNT
Project Management	\$2,313,927.00
Architectural Services (Phase 1)	\$5,297,777.00
CMAR Construction Contract (Phase1)	\$50,731,144.00
Furniture, Fixtures, Equipment and Moving Costs, ITS, AV, and Security Elements, Project Contingency	\$8,657,152.00
Total Project Cost	\$67,000,000.00

Funding is budgeted in the Culture & Tourism Department's Grants Cap Project Federal Fund for the purpose of funding the FWCC Expansion & Project Management project, as appropriated.

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: THOMPSON, VENTULETT, STAINBACK & ASSOCIATES, INC. is in compliance with the City's Business Equity Ordinance by committing to 15% Business Equity participation on this project. The City's Business Equity goal on this project is 7%.

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 Grants Cap Projects Federal 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

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