

Mayor and Council Communication

DATE: 02/11/25

M&C FILE NUMBER: M&C 25-0123

LOG NAME: 21NEW CITY HALL ARCHITECTURAL SERVICES AMENDMENT NO. 3

SUBJECT

(CD 9) Authorize Execution of Amendment No.3 to the Architectural Services Agreement with BOKA Powell, LLC, in the Amount of \$170,000.00, for a Revised Contract Value of \$7,286,841.00, to Provide Additional Construction Administration Services Associated with the New City Hall Project, with No Increase to the Total Project Budget

RECOMMENDATION:

It is recommended that the City Council authorize execution of Amendment No. 3 to the architectural services agreement with BOKA Powell, LLC, in the amount of \$170,000.00, for a revised contract value of \$7,286,841.00, to provide additional construction administration services associated with the new City Hall project (City Project No. 103133).

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 BOKA Powell, LLC, (City Secretary Contract No. 57206), in the amount of \$170,000.00 for a revised contract value of \$7,286,841.00 for extended construction administration services associated with the expansion of the New City Hall located at 100 Fort Worth Trail.

The original fee amount was \$5,460,279.00 and was approved on November 30, 2021 with M&C 21-0903. Amendment No. 1 (M&C 21-0429) was for site wind studies, garage expansion, and 16th floor build-out in the amount of \$1,208,743.00, Amendment No. 2 (M&C 23-0566) was for additional design for Council Chambers in the amount of \$447,819.00.

Estimated Costs:

PROJECT COST	AMOUNT
Initial Building Purchase	\$69,500,000.00
Professional Services (Project Management, Design, and Related)	\$13,561,261.00
CMAR Construction Contract (Including Owner's Contingency)	\$139,276,188.00
COFW Managed Construction and Services (IT/AV, Moving, etc.)	\$3,296,304.00
Project Contingency	\$926,542.00
Total Project Cost	\$226,560,295.00

Funding: This project is funded from a mix of funds, including Tax Note 2021A, Tax Note 2021 B Taxable, Tax Notes 2022, Certificates of Obligation 2023, ARPA, PEG, and Operational. There are several operating and maintenance costs associated with New City Hall. These costs will be better defined as the phases are designed, and the sale of the annexes and other downtown facilities are realized. The annual operating and maintenance cost will be presented to City Council at a future date.

Business Equity: BOKA Powell, LLC agrees to maintain its initial M/WBE commitment of 25% that it made on the original agreement and extend and maintain that same M/WBE commitment of 25% to all prior amendments up to and inclusive of this Amendment No. 3. Therefore BOKA Powell, LLC 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.

New City Hall is located in COUNCIL DISTRICT 9 and serves 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 Tax Note 2021 and General Capital Project Funds for the ARPA City Hall Move project to support the approval of the above recommendation and execution of the amendment to the agreement. Prior to any expenditure being incurred, the Property Management Department has the responsibility to validate the availability of funds.

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