

# Mayor and Council Communication

DATE: 01/10/23

M&C FILE NUMBER: M&C 23-0006

LOG NAME: 13P RFP 23-0002 PANTHER ISLAND REAL ESTATE AND PLANNING MC ED

## SUBJECT

(CD 2 and CD 9 / Future CD 2, CD 9 and CD 11) Authorize Execution of an Agreement with HR&A Advisors, Inc for Real Estate Market and Development Planning Services for the Panther Island District in an Amount Not to Exceed \$560,000.00; Authorize Execution of Certain Funding Agreements with Tarrant County, Tarrant Regional Water District, Tarrant County College, Downtown Fort Worth, Inc., Streams & Valleys, Inc., and The Greater Fort Worth Real Estate Council, Inc. to Assist in Funding this Project in an Amount up to \$435,000; and Adopt Appropriation Ordinance

## RECOMMENDATION:

It is recommended that City Council:

1. Authorize execution of an agreement with HR&A Advisors, Inc for real estate market and development planning services for Panther Island district in an amount not to exceed \$560,000.00;
2. Authorize execution of certain Funding Agreements with Tarrant County, Tarrant Regional Water District, Tarrant County College, Downtown Fort Worth, Inc., Streams & Valleys, Inc., and The Greater Fort Worth Real Estate Council, Inc. to Assist in Funding this Project in an Amount up to \$450,000; and
3. Adopt the attached appropriation ordinance decreasing appropriations in the non-departmental department in the amount of \$125,000.00, increasing appropriations in the Planning & Data Analytics department in the general operating and maintenance category in the amount of \$560,000.00, and increasing appropriations in the Planning & Data Analytics department in the revenues category in the amount of \$435,000.00.

## DISCUSSION:

Earlier this year, the U.S. Army Corps of Engineers (USACE) announced an allocation of \$403 million from the federal government to support flood control efforts along the Trinity River as part of the Central City Flood Control Project. The announcement was an important milestone that makes possible various related efforts by local partners to support economic development in and near Panther Island, the district directly impacted by the flood control project.

As a result, staff and other representatives of the City of Fort Worth, Tarrant County, the Tarrant Regional Water District (TRWD), Tarrant County College, The Greater Fort Worth Real Estate Council, Inc., Downtown Fort Worth, Inc., and Streams & Valleys (Collaborating Agencies) propose to collaborate on a joint effort to better understand and promote the near- and long-term development opportunities located in Panther Island. Supporting this effort and recognizing the complexity of the project and market environment, the City of Fort Worth Economic Development Department approached the Purchasing Division to finalize an agreement for consulting services. In order to procure these services, staff issued Request for Proposal (RFP) No. 23-0002 seeking to engage a highly qualified firm to conduct market analysis, review existing strategies and zoning for development, and to prepare recommendations for real estate development in Panther Island.

RFP 23-0002 was advertised in the **Fort Worth Star-Telegram** on October 16, 2022, October 19, 2022, October 26, 2022, November 2, 2022 and November 9, 2022. The City received six (6) qualified responses. The responses were evaluated through a multi-stage review process. In addition to a general review of the responses for overall alignment with the RFP and with goals for Business Equity Firm utilization, an evaluation panel consisting of representatives of the City of Fort Worth and the Partnering Agencies reviewed and scored the submittals using Best Value criteria in accordance with the criteria below.

Best Value Criteria:

- a. Responsive to Objectives
- b. Qualifications
- c. Community Engagement
- d. Immediate Applicability and Near-Term Benefit
- e. Outcomes from Previous Plans
- f. Cost of Service

The scores were averaged for each criteria and the final scores are listed in the table below.

Evaluation Criteria
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<b>Bidders</b>	<b>a</b>	<b>b</b>	<b>c</b>	<b>d</b>	<b>e</b>	<b>f</b>	<b>Total Score</b>
HR&A Advisors, Inc.	13.93	18.00	13.07	17.14	22.14	4.23	88.51
Hunden Strategic Partners	10.08	14.57	8.14	13.71	17.14	0.00	63.64
U3 Advisors, Inc.	9.43	12.29	8.79	11.71	14.64	5.00	61.86
Overland Partners, Inc.	8.79	13.14	8.89	12.14	14.11	0.00	57.07
Jones Lang LaSalle Americas, Inc.	7.65	10.66	7.86	11.80	14.04	1.80	53.81
WT Partnership	7.93	9.80	7.56	9.91	11.89	Bidder did not meet technical points; therefore, cost was not evaluated.	47.09

The top three firms were selected for interviews, after which the evaluation panel concluded that HR&A Advisors, Inc presented the best value to the City. Therefore, the panel recommends that Council authorize an agreement with HR&A Advisors, Inc. No guarantee was made that a specific amount of services would be purchased. Staff certifies that the recommended vendors bid met specifications.

**FUNDING:** The maximum amount allowed under this agreement will be \$560,000.00 to include \$30,000.00 for travel and other project's expenses. This amount will be supported by \$125,000.00 of City Non-Departmental funds and by other funds contributed to the City by the Collaborating Agencies in support of the agreement.

Funding is budgeted in Other Contractual Services account of the Non-Departmental Department's General Fund.

**DVIN-BE:** HR&A Advisors, Inc. is in compliance with the City's Business Equity Ordinance by committing to 15% Business Equity participation on this project. Travel Expenses in the amount of \$30,000.00 are not counted towards the Business Equity Goal of the total \$560,000.00. The City's Business Equity goal on this project is 15%.

**AGREEMENT TERMS:** Upon City Council approval, this agreement shall begin upon execution and expire one year after.

**RENEWAL TERMS:** This agreement may be renewed for five additional, one-year terms. This action does not require specific City Council approval provided that the City Council has appropriated sufficient funds to satisfy the City's obligations during the renewal term. Renewal of the agreement will not alter the maximum funding authorized for the agreement.

**ADMINISTRATIVE CHANGE ORDER:** An administrative change order or increase may be made by the City Manager up to the amount allowed by relevant law and the Fort Worth City Code and does not require specific City Council approval as long as sufficient funds have been appropriated.

The Panther Island District is located in COUNCIL DISTRICTS 2 & 9 / Future COUNCIL DISTRICTS 2, 9 & 11.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current operating budget, as previously appropriated, in the Non-Departmental's General Fund to support the approval of the above recommendations and execution of the agreement. Prior to any expenditure being incurred, the Economic Development Department has the responsibility of verifying the availability of funds.

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Expedited