

# Mayor and Council Communication

**DATE:** 06/13/23

**M&C FILE NUMBER:** M&C 23-0469

**LOG NAME:** 21200 TEXAS STREET POLICE RENOVATION AND PARKING GARAGE

**SUBJECT**

(CD 9) Authorize Execution of an Architectural Design Contract in the Amount of \$378,800.00 which Includes \$6,800.00 of Reimbursable Expenses, with Elements of Architecture, Inc. for the Programming and Schematic Design of 200 Texas Street and New Parking Garage

**RECOMMENDATION:**

It is recommended that City Council authorize execution of an architectural design contract in the amount of \$378,800.00 which includes \$6,800.00 of reimbursable expenses, with Elements of Architecture, Inc. for the programming and schematic design of 200 Texas Street and new parking garage.

**DISCUSSION:**

On June 13, the City Council will consider an M&C authorizing an architectural services contract for the remodel of current City Hall at 200 Texas Street and design of a new parking structure. The relocation of City departments from current City Hall to the future City Hall at 100 Energy Way provides an opportunity to consolidate Police and other City functions at 200 Texas Street. The current City Hall site was obtained from the U.S. Postal Service and must continue to be used for government purposes or be returned to the Federal Government.

In January 2022, the City Council approved the allocation of \$30 million from Crime Control and Prevention District (CCPD) Capital Projects Funds to reuse portions of current City Hall as a consolidated Police facility and to build an adjacent parking structure (M&C 22-0080). The project will renovate approximately 200,000 square feet of the building, primarily the second and third floors, for Police use and will construct a new parking structure on the City's parking lot south of current City Hall. This project will consolidate the following Police facilities and functions to improve the operational efficiency and effectiveness of the department:

- **Central Patrol** (250 personnel) Terminates two leases for Police patrol and detective offices, resulting in annual savings of more than \$700,000 (501 Jones and 1289 Hemphill streets),
- **1000 Calvert** (175 personnel) Terminates lease for the Calvert Facility (former Police and Fire Training Center) with Tarrant Regional Water District, allowing demolition of facility as part of the Central City Flood Control project,

During the programming for 200 Texas Street, staff will also evaluate the opportunity to relocate the Police Communications Division there, while also considering other relocation options:

- **Communications** (150 personnel, 3 shifts) Replaces aging 3000 Bolt Street, 911 call center facility. Due to continued growth in population a long-term solution for a larger, modern space is necessary. The Bolt Street facility can serve as a back-up communications location.

The lower levels of 200 Texas Street will be programmed for other City functions that would benefit from a downtown location. As these requirements and funding sources are identified, additional recommendations will be forthcoming.

**Procurement of Architectural Services**

A Request for Qualifications was advertised in the *Fort Worth Star-Telegram* on November 17, 2022 and November 24, 2022. The City received seven proposals from design-build teams on December 15, 2022. These teams were:

- Boka Powell Architects
- Brown Reynolds Watford Architects
- Elements of Architects
- GFF Architects
- Huitt-Zollars
- Komatsu Architecture
- RPGA Design Group
- Tryba Architects

A selection panel composed of members of the Property Management Department, Police Department, and the Diversity and Inclusion Business Equity Office, carefully reviewed these proposals and scored them as follows:

	<b>Elements of Architecture</b>	<b>GFF Architects</b>	<b>Tryba Architects</b>	<b>Komatsu Architects</b>	<b>Huitt- Zollars</b>	<b>Brown Reynolds Waterford Architects</b>	<b>RPGA Design Group</b>	<b>Boka Powell Architects</b>
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<b>Project Team</b>	19	16	17	13	12	12	12	10
<b>Programming and Budget Strategies</b>	28	24	22	20	24	21	15	16
<b>Experience</b>	35	32	25	25	20	20	24	22
<b>City of Fort Worth Experience</b>	10	9	9	9	8	7	8	9
<b>MWBE</b>	Comply	Comply	Comply	Comply	Comply	Comply	Comply	Comply
<b>TOTAL</b>	<b>92</b>	<b>81</b>	<b>73</b>	<b>67</b>	<b>64</b>	<b>60</b>	<b>59</b>	<b>57</b>

After discussion, the panel selected a short list of three highly qualified teams, conducted

interviews on February 9, 2023, and scored the teams as follows:

	<b>Elements of Architecture</b>	<b>GFF Architects</b>	<b>Tryba Architects</b>
<b>Project Team</b>	18	14	12
<b>Programming and Budget Strategies</b>	28	26	29
<b>Experience</b>	38	29	34
<b>City of Ft. Worth Experience</b>	10	7	7
<b>MWBE</b>	Comply	Comply	Comply
<b>TOTAL</b>	<b>94</b>	<b>77</b>	<b>82</b>

After ranking the proposals and conducting interviews, the selection team recommends that the City Council authorize the execution of an architectural design contract with Elements of Architecture for 200 Texas Street and the new parking garage. An M&C to authorize a contract with Elements of Architecture, Inc. for programming and schematic design in the amount of \$378,800 will be on the June 13 City Council agenda for consideration.

The current anticipated budget for the project is as follows:

<b>200 TEXAS STREET</b>	<b>Totals</b>
<b>Architectural &amp; Engineering Design Services Base Contract - Programming and Schematics</b>	\$ 378,800.00
<b>Amendment 1 - Estimate for Construction Documents and Construction Administration Services</b>	\$ 1,421,200.00

<b>Design Phase Total</b>	\$ 1,800,000.00
<b>Construction Estimate</b>	
Project Administration Costs: Project Management, Materials Testing, Contingency, Security, IT, etc.)	\$ 2,400,000.00
Estimated Construction Cost	\$26,020,000.00
<b>Construction Phase Total</b>	\$28,420,000.00
<b>PROJECT TOTAL</b>	<b>\$30,220,000.00</b>

Funding is budgeted from the FY2022 Crime Control and Prevention District (CCPD) Fund for the purpose of programming the functions to be located in 200 Texas Street, design and remodel for Police functions, and design and construction of a new parking structure for employee and Police vehicles. Funding for other non-Police functions will be identified once the program has been defined.

**Waiver of Building Permits** - 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 and Inclusion Business Equity Office** -Elements of Architecture, Inc. is in compliance with the City's Business Equity Ordinance by committing to 61% participation on this project. The City's business equity goal on this project is 10%. Additionally, Elements of Architecture, Inc. is a certified WBE firm. 200 Texas street is located in COUNCIL DISTRICT 9 / FUTURE COUNCIL DISTRICT 9.

**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the CCPD Capital Projects Fund for the Existing City Hall Renovation project to support the approval of the above recommendation and execution of the architectural design contract. Prior to any expenditure being incurred, the Police Department has the responsibility of verifying the availability of funds.

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

**Originating Business Unit Head:** Steve Cooke 5134

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Expedited