

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 08/12/25 M&C FILE NUMBER: M&C 25-0690

LOG NAME: 21200 TEXAS STREET PD DESIGN AND PRECONSTRUCTION

SUBJECT

(CD 9) Authorize Execution of Amendment No.1 to the Architectural Design Contract with Elements of Architecture Inc., in the Amount of \$2,322,400.00, for a Total Contract Amount of \$2,701,200.00, and Authorize Execution of a Construction Services Contract with Linbeck Group, L.L.C., in the Amount of \$652,500.00, for a Total Contract Amount of \$750,000.00, for the Police Department Renovations at 200 Texas Street

RECOMMENDATION:

It is recommended that City Council:

1. Authorize execution of Amendment No. 1 to the architectural design contract with Elements of Architecture Inc., CSC 59674, in the amount of \$2,322,400.00 for design development and construction documents for renovations at 200 Texas Street; and
2. Authorize execution of a construction services contract with Linbeck Group, L.L.C., CSC 62669, in the amount of \$652,500.00, for additional pre-construction services and inclusive of a \$600,000.00 construction allowance for roof drain relocation and early equipment procurement, for renovations at 200 Texas Street (City Project No. 104374).

DISCUSSION:

In January 2022, City Council approved the allocation of \$30,000,000.00 from the Crime Control and Prevention District (CCPD) Capital Projects Funds to reuse portions of the former City Hall (200 Texas Street) as a consolidated Police facility (M&C 22-0080). The project will renovate approximately 85,000 square feet of the building, primarily on the lower level and the third floor, for Police use. This project will consolidate Police facilities currently located at 1000 Calvert Street and the record storage currently at the Bob Bolen Public Safety Complex. The remaining facility will be utilized by other departments in an "as-is" condition.

On June 13, 2023, City Council approved an architectural design contract with Elements of Architecture Inc. for 200 Texas Street programming and schematic design in the amount of \$378,800.00 (MC 23-0469). This Mayor and Council Communication will amend the contract to provide additional architectural services (design development and construction documents) increasing the contract by \$2,322,400.00, for a total contract value of \$2,701,200.00.

Procurement of Construction Manager at Risk

A Request for Qualifications was advertised in the *Fort Worth Star-Telegram* on September 26, 2024 and October 3, 2024. The City received seven proposals from design-build teams on October 31, 2024. These teams were:

- Linbeck Group
- Byrne Construction
- RJM Contractors Inc.
- SpawGlass Contractors
- HM & MF, Ltd., d/b/a Muckleroy & Falls
- H.J. Russell & Company
- Batson Cook Construction
- CHC Construction

A selection panel including members of Property Management Department and Police Department carefully reviewed these proposals and scored them as follows:

	Total	Proposed Fees and Expenses	Compliance with the Business Equity Ordinance, M/WBE commitment	References and Experience in Executing CMAR Projects and Similar Type Projects	Past Work in the City
Supplier	100 pts	50 pts	Pass/Fail	40 pts	10 pts
Linbeck Group	94.2	46.2	Pass	38	10

Byrne Construction Services	92.2	46	Pass	36.2	10
RJM Contractors Inc.	90.2	49	Pass	31.2	10
SpawGlass Contractors	89.8	46.2	Pass	34	9.6
HM & MF, Ltd., d/b/a Muckleroy & Falls	87.8	47.8	Pass	30	10
H.J. Russell & Company	85.4	42.2	Pass	33.4	9.8
Batson Cook Construction	83.4	43.4	Pass	30.6	9.4
CHC Construction	69.8	43.6	Pass	21	5.2

After discussion, the panel selected a short list of three highly qualified teams, and conducted interviews on November 26, 2024. The Linbeck Group, LLC was selected to provide construction services for this project. A pre-construction services contract, in the amount of \$97,500.00, was administratively executed (City Secretary Contract No. 62669) to start the assessment of waterproofing, mechanical, electrical, plumbing systems, and onsite utilities.

It is recommended that Council approve the execution of an amendment to CSC 62669 to provide an additional \$52,500.00 of preconstruction services (complete the building assessment, provide design reviews, budget estimates, final GMP, etc.) and a \$600,000.00 allowance for roof drain relocation and early equipment procurement. This Amendment No.1, in the amount of \$652,500.00, will bring the total contract value to \$750,000.00.

The current anticipated budget for the project is as follows:

200 TEXAS STREET RENOVATIONS	Total
Architectural Design Contract - Programming and Schematics	\$378,800.00
Architectural Design Contract - Amendment No.1 - Estimate for Construction Documents and Construction Administration Services	\$2,322,400.00
Pre-Construction Service Contract	\$97,500.00
Construction Service Contract – Additional Services, Early Procurement and Roof Drain Relocation	\$652,500.00
Estimated Construction Cost (excluding Infrastructure Upgrades)	\$24,870,000.00
Project Administration Costs	\$1,903,800.00
PROJECT TOTAL	\$30,225,000.00

Funding is budgeted from the CCPD Capital Projects Fund for the purpose of designing and remodeling 200 Texas Street for transferring Police functions from 1000 Calvert Street and records from the Bob Bolen facility. The \$600,000.00 in pre-construction costs related to the roof drain and early procurement will be reimbursed through cost-sharing arrangements with all confirmed future occupants of the facility and/or offset against the

department’s allocated contribution toward the overall building systems upgrade shortfall.

**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.” IRPC Plan Review Fees and other associated Development Fees will also be waived for this project.

**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.

Linbeck Group - This solicitation was reviewed by The Business Equity Division for available business equity prospects according to the City's Business Equity Ordinance. After DVIN consideration this project was approved, therefore, the business equity goal requirement is not applicable.

200 Texas Street is located in COUNCIL DISTRICT 9.

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**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 200 Texas Street Police project to support the approval of the above recommendations and execution of the contracts. 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:** Valerie Washington 6199

**Originating Business Unit Head:** Marilyn Marvin 7708

**Additional Information Contact:** Brian Glass 8088