

Mayor and Council Communication

DATE: 01/28/25

M&C FILE NUMBER: M&C 25-0095

LOG NAME: 21NEW CITY HALL CMAR AMENDMENT NO. 2

SUBJECT

(CD 9) Authorize Execution of Amendment No. 2 to Construction Manager at Risk Contract with Linbeck Group, LLC, in the Amount of \$2,200,000.00, for a Revised Contract Amount of \$139,276,188.00, Including an Owner's Construction Contingency Allowance, for Renovations to Floors 16, 17, and Site Work Added to 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. 2 to construction manager at risk contract with Linbeck Group, LLC in the amount of \$2,200,000.00 for a revised contract amount of \$139,276,188.00 including an owner's construction contingency allowance, for renovations to floors 16, 17, and site work added to the New City Hall project (City Project No. 103133).

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to recommend that the City Council authorize execution of Amendment No. 2 to Construction Manager at Risk (CMAR) contract with Linbeck Group, LLC, in the amount of \$2,200,000.00 for a revised contract amount of \$139,276,188.00 including an owner's construction contingency allowance, for renovations to floors 16, 17, and additional site elements, for the new City Hall Building at 100 Fort Worth Trail.

All funds transferred as part of this amendment are in the approved project budget, and will not increase the total project budget. This allocation will go to the phases of the project remodeling additional floors of the office tower. These phases will run concurrent with Chamber and site completion.

The City administratively executed a contract for pre-construction services, with the Linbeck Group, LLC, in the amount of \$98,500.00.00. City Council authorized execution of a CMAR construction contract on May 24, 2022, M&C 22-0399, (City Secretary Contract No. 57973). City Council authorized execution of Amendment No. 1, June 27, 2023, M&C 23-0566 for a total contract amount of \$137,076,188.00.

The updated overall project costs are expected to be as described in table below:

PROJECT COST	AMOUNT
Initial Building Purchase	\$69,500,000.00
Professional Services (Project Management, Design, and Related)	\$13,391,261.00
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	\$1,096,542.00
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: Linbeck Group, LLC agrees to maintain its initial M/WBE commitment of 30% that it made on the original agreement and extend and maintain that same M/WBE commitment of 30% to all prior amendments up to and inclusive of this Amendment No. 2. Therefore, Linbeck Group, 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 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 Tax Note 2021 A 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 contract. Prior to any expenditure being incurred, the Property Management Department has the responsibility of verifying the availability of funds.

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Expedited