

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 04/09/24 M&C FILE NUMBER: M&C 24-0267

LOG NAME: 13P AMEND 23-0002 PANTHER ISLAND PLANNING SERVICES ED JJ

SUBJECT

(CD 2, CD 9, and CD 11) Authorize an Amendment to Service Agreement with HR&A Advisors, Inc. for Real Estate Market and Development Planning Services for the Panther Island District to Increase the Total Amount by \$128,000.00 for a New Total Amount Up to \$688,000.00 for the Economic Development Department

RECOMMENDATION:

It is recommended that the City Council authorize an amendment to the service agreement with HR&A Advisors, Inc. for real estate market and development planning services for the Panther Island District to increase the total amount by \$128,000.00 for a new total amount up to \$688,000.00 for the Economic Development Department.

DISCUSSION:

On January 10, 2023, the City Council approved Mayor and Council Communication (M&C) 23-0006, which authorized an Agreement with HR&A Advisors, Inc. in an amount of up to \$560,000.00 for the Economic Development Department for real estate market and development planning services for the Panther Island District. City Secretary Contract No. 58957 was executed on February 17, 2023, for a total amount of up to \$560,000.00.

The Economic Development Department is seeking to increase the total amount by \$128,000.00 for a new total amount of up to \$688,000.00 for the following additional services:

- Additional analysis, meetings, and workshops (over that which had been anticipated within the original scope) to better reflect the complexities of the project;
- Additional engagement activities to ensure key stakeholders (landowners, business owners, residents, community organizations, etc.) were informed and could provide input about the vision. The volume of these activities exceeded those originally provided for in the project scope, including 7 Steering Committee or Executive Committee meetings (versus 3 originally planned), 6 public workshops, and over 20 individual or group meetings with stakeholders; and
- A Height & Massing Study to illustrate in 3D the potential implications of proposed height limits. Lake Flato and HR&A Advisors prepared materials for and facilitated two meetings with the Steering Committee and key landowners and stakeholders. Lake Flato will be providing an updated study that contains these new deliverables.

FUNDING: The maximum amount allowed under this agreement will be \$688,000.00 including \$30,000.00 for travel and other project expenses. The City will use the Other Contractual Services Account of the FWLab Department within the General Fund for these services.

DVIN-BE: A waiver of the goal for Business Equity subcontracting requirements was requested for these additional services, and approved by the DVIN, in accordance with the applicable Ordinance, because the purchase of goods or services is from sources where subcontracting or supplier opportunities are negligible.

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 & 11.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of recommendations, funds are available in the current operating budget, as previously appropriated, in the General Fund. Prior to an expenditure being incurred, the Economic Development and FWLab Departments have the responsibility to validate the availability of funds.

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Expedited