



To the Mayor and Members of the City Council

April 6, 2021

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**SUBJECT: PROJECT MANAGER SELECTION FOR NEW CITY HALL AND
OTHER CITY-OWNED BUILDINGS**

On December 15, 2020, the City Council authorized the acquisition of the former Pier 1 building at 100 Energy Way for use as the new City Hall (M&C 20-0910). Staff issued a Request for Qualifications (RFQ) in December 2020 for a professional project management team to help determine the future of office space utilization, to program the functions in the new City Hall and nine other City-owned buildings, and to renovate the new City Hall and construct new Council chambers.

The RFQ was advertised and forwarded to various consulting firms, Business Equity firms, and interested parties nationwide and locally. The Business Equity goal for the RFQ is 10%. Two pre-proposal meetings were held online to address questions about this unique project. On February 11th, 2021, the City received 16 proposals from the following consultant teams:

AECOM, Athenian Group, Broaddus & Associates, Cummings, Freese and Nichols, Gensler, JLL, KAI, Mayse & Associates, McKissack & McKissack, Procedeo, RAMEL, Randal Scott Architects, The Projects Group, Tsidkenu, and WT Partnership.

A selection team – comprised of members from the City Manager’s Office, the City Hall Steering Committee, Property Management Department, and the Diversity and Inclusion Business Equity Office – reviewed the proposals and selected four firms to interview. Based on the qualifications and interviews, the selection team ranked the consultants as follows:

<u>Project Manager Team</u>	<u>Score</u>
1. Athenian Group	93
2. Gensler	90
3. Randall Scott Architects	79
4. Broaddus & Associates	78

The Athenian Group is a Business Equity consulting firm based in Houston. They are MBE certified (Minority Business Enterprise) in Houston and have applied for reciprocal certification in the Fort Worth market area. They have teamed up with Intelitrac, a Fort Worth based government contracting firm. The Athenian Group and its team members have experience that makes them highly qualified for this project. They have experience consolidating the City of Seattle’s City Hall offices into an existing 62-story downtown office tower. They have consolidated Houston’s public facing services into a Houston Permitting Center, and consolidated the balance of Houston’s City Hall offices. They have completed other consolidation and relocation efforts for clients such as Los Angeles County. Some of their team members have served in local governments including Fort Worth. We believe they understand our needs and can assist us well with the complexity of this project.

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City staff has entered into negotiations with the Athenian Group. Because this is a complicated project involving many facilities, City staff will administratively execute an initial contract to complete the assessment phase and visioning/best practices study and to develop the preliminary scope of work and budget for the project. Staff will then bring forward a full project management contract amendment for City Council consideration, anticipated this summer. The Athenian Group would lead the programming effort for 10 City buildings, and assist City staff with procuring architectural and construction services to renovate the new City Hall and construct new Council chambers.

The 10 City buildings to be programmed include:

New City Hall on Energy Way	Taylor Street Garage
Current City Hall on Texas Street	Zipper Building on W 13 th Street
Public Safety Building on Throckmorton St.	13 th Street Annex
Gordon Swift on Monroe Street	Business Assistance Center on S. Freeway
Municipal Annex on Monroe Street	Hazel Harvey Peace Center on Missouri Ave.

The programming effort will seek to consolidate City functions, promote collaboration and innovation, reduce City leasing costs in other buildings, and evaluate buildings for potential sale.

For any questions on this report, please contact Dana Burghdoff, Assistant City Manager, at 817-392-8018.

David Cooke
City Manager