

Mayor and Council Communication

DATE: 06/22/21

M&C FILE NUMBER: M&C 21-0429

LOG NAME: 21NEW CITY HALL PROJECT MANAGEMENT AMENDMENT 1

SUBJECT

(ALL) Authorize Execution of Amendment No. 1 to the Professional Services Agreement with the Athenian Group, LLC, in the Amount Up to \$4,900,000.00, for Multi-Year Project Management Services Associated with the Relocation of City Hall to 100 Energy Way

RECOMMENDATION:

It is recommended that the City Council authorize execution of Amendment No. 1 to the professional services agreement with the Athenian Group, LLC, in the amount up to \$4,900,000.00, for multi-year project management services associated with the relocation of City Hall to 100 Energy Way.

DISCUSSION:

The purpose of this Mayor and City Council Communications (M&C) is to recommend that the City Council authorize execution of Amendment No. 1 to the professional services agreement (City Secretary Contract (CSC No. 55514)) with the Athenian Group, LLC, in the amount up to \$4,900,000.00, for a total contract amount up to \$4,995,750.00, for multi-year project management services associated with the relocation of City Hall to 100 Energy Way. On December 15th, 2020, the City Council authorized the acquisition of the former Pier 1 building, located 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, Minority and Women Owned Business Enterprise (MWBE) 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 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
- 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:

Project Manager Team	Score
Athenian Group	93
Gensler	90
Randall Scott Architects	79
Broaddus & Associates	78

The Athenian Group is an MWBE consulting firm based in Houston. They are HUB certified (Historically Underutilized Business) 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.

Following an Informal Report (IR) to City Council (IR 10567, April 6 2021), City staff entered into negotiations with the Athenian Group, and administratively execute an initial contract (CSC No. 55514), in the amount of \$95,750.00, to complete the assessment phase and visioning/best practices study and to develop the preliminary scope of work and budget for the project. This initial assessment phase has been completed and the next step is programming followed by design and construction. As this is a complex project with multiple tasks, the Athenian Group will

provided both program and project management services. These efforts will focus on making best use of the space available in the new City Hall and will address such issues as the design of new the City Council Chambers. The Athenian Group's will briefly address the programming of the downtown campus, nearby City owned facilities and some lease spaces and make recommendations for their use and disposition of excess property. The buildings associated with this downtown campus include:

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

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 – Athenian Group, LLC is in compliance with the City's Business Equity Ordinance by committing to 10% Business Equity participation on this project. The City's Business Equity goal on this project is 10%. Additionally, Athenian Group, LLC is a certified MBE firm.

The new City Hall is to be 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 Fund to support the approval of the above recommendation and execution of the amendment. Prior to any expenditure being incurred, the Property Management Department has the responsibility of verifying the availability of funds.

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Expedited