



To the Mayor and Members of the City Council

June 6, 2023

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SUBJECT: ARCHITECTURAL SERVICES FOR REMODEL OF CURRENT CITY HALL AT 200 TEXAS STREET AND NEW PARKING STRUCTURE

On June 13, the City Council will consider an M&C authorizing an architectural services contract for the remodel of current City Hall at 200 Texas Street and design of a new parking structure. The relocation of City departments from current City Hall to the future City Hall at 100 Energy Way provides an opportunity to consolidate Police and other City functions at 200 Texas Street. The current City Hall site was obtained from the U.S. Postal Service and must continue to be used for government purposes or be returned to the Federal Government.

In January 2022, the City Council approved the allocation of \$30 million from Crime Control and Prevention District (CCPD) Capital Projects Funds to reuse portions of current City Hall as a consolidated Police facility and to build an adjacent parking structure (M&C 22-0080). The project will renovate approximately 200,000 square feet of the building, primarily the second and third floors, for Police use and will construct a new parking structure on the City's parking lot south of current City Hall. This project will consolidate the following Police facilities and functions to improve the operational efficiency and effectiveness of the department:

- **Central Patrol** (250 personnel) Terminates two leases for Police patrol and detective offices, resulting in annual savings of more than \$700,000 (501 Jones and 1289 Hemphill streets),
- **1000 Calvert** (175 personnel) Terminates lease for the Calvert Facility (former Police and Fire Training Center) with Tarrant Regional Water District, allowing demolition of facility as part of the Central City Flood Control project,

During the programming for 200 Texas Street, staff will also evaluate the opportunity to relocate the Police Communications Division there, while also considering other relocation options:

- **Communications** (150 personnel, 3 shifts) Replaces aging 3000 Bolt Street, 911 call center facility. Due to continued growth in population a long-term solution for a larger, modern space is necessary. The Bolt Street facility can serve as a back-up communications location.

The lower levels of 200 Texas Street will be programmed for other City functions that would benefit from a downtown location. As these requirements and funding sources are identified, additional recommendations will be forthcoming.

Procurement of Architectural Services

A Request for Qualifications was advertised in the *Fort Worth Star-Telegram* on November 17, 2022 and November 24, 2022. The City received seven proposals from design-build teams on December 15, 2022. These teams were:

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Boka Powell Architects
Brown Reynolds Watford Architects
Elements of Architects
GFF Architects
Huitt-Zollars
Komatsu Architecture
RPGA Design Group
Tryba Architects

A selection panel composed of members of the Property Management Department, Police Department, and the Diversity and Inclusion Business Equity Office, carefully reviewed these proposals and scored them as follows:

	Elements of Architecture	GFF Architects	Tryba Architects	Komatsu Architects	Huitt-Zollars	RPGA Design Group	Boka Powell Architects
Project Team	19	16	17	13	12	12	10
Programming and Budget Strategies	28	24	22	20	24	15	16
Experience	35	32	25	25	20	24	22
City of Fort Worth Experience	10	9	9	9	8	8	9
MWBE	Comply	Comply	Comply	Comply	Comply	Comply	Comply
TOTAL	92	81	73	67	64	59	57

After discussion, the panel selected a short list of three highly qualified teams, conducted interviews on February 9, 2023, and scored the teams as follows:

	Elements of Architecture	GFF Architects	Tryba Architects
Project Team	18	14	12
Programming and Budget Strategies	28	26	29
Experience	38	29	34
City of Ft. Worth Experience	10	7	7
MWBE	Comply	Comply	Comply
TOTAL	94	77	82


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After ranking the proposals and conducting interviews, the selection team recommends that the City Council authorize the execution of an architectural design contract with Elements of Architecture for 200 Texas Street and the new parking garage. An M&C to authorize a contract with Elements of Architecture, Inc. for programming and schematic design in the amount of \$378,800 will be on the June 13 City Council agenda for consideration.

The current anticipated budget for the project is as follows:

200 TEXAS STREET	Totals
Architectural & Engineering Design Services Base Contract - Programming and Schematics	\$ 378,800.00
Amendment 1 - Estimate for Construction Documents and Construction Administration Services	\$ 1,421,200.00
Design Phase Total	\$ 1,800,000.00
Construction Estimate	
Project Administration Costs: Project Management, Materials Testing, Contingency, Security, IT, etc.)	\$ 2,400,000.00
Estimated Construction Cost	\$26,020,000.00
Construction Phase Total	\$28,420,000.00
PROJECT TOTAL	\$30,220,000.00

Funding is budgeted from the FY2022 Crime Control and Prevention District (CCPD) Fund for the purpose of programming the functions to be located in 200 Texas Street, design and remodel for Police functions, and design and construction of a new parking structure for employee and Police vehicles. Funding for other non-Police functions will be identified once the program has been defined.

For any questions on this report, please contact Steve Cooke, Property Management Director, at steve.cooke@fortworthtexas.gov.

David Cooke
City Manager