

# Mayor and Council Communication

**DATE:** 11/30/21

**M&C FILE NUMBER:** M&C 21-0903

**LOG NAME:** 21FUTURE CITY HALL ARCHITECTURAL SERVICES

## **SUBJECT**

(ALL) Authorize Execution of a Professional Services Agreement with BOKA Powell, LLC, in the Amount Up to \$5,460,279.00, Including Reimbursable Expenses, for Design and Construction Administration Services Associated with the Relocation of City Hall to 100 Energy Way

## **RECOMMENDATION:**

It is recommended that the City Council authorize execution of a professional services agreement with BOKA Powell, LLC, in the amount up to \$5,460,279.00, including reimbursable expenses, for design and construction administration services associated with the relocation of City Hall to 100 Energy Way

## **DISCUSSION:**

The purpose of this Mayor and City Council Communication (M&C) is to recommend that the City Council authorize execution of a professional services agreement with BOKA Powell, LLC, in the not-to-exceed amount of \$5,460,279.00, including reimbursable expenses, for design and construction administration services associated with the relocation of City Hall to 100 Energy Way. This initial contract will accomplish the majority of design work that has been affirmed so far, but amendments may be required as additional work is defined.

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 future City Hall (M&C 20-0910).

On June 22nd, 2021, the City Council authorized execution of Amendment No. 1 to the professional services agreement with the Athenian Group, LLC, for multi-year project management services associated with the relocation of City Hall to 100 Energy Way (M&C 21-0429). The Athenian Group, LLC has conducted detailed assessment of the departments and functions associated with the relocation. They have provided a written program and illustrated diagrams to make recommendations regarding what departments would move and where they would be located at the future city hall.

On August 12th, 2021, the Athenian Group and the Property Management Department issued a Request for Qualifications, to select an architect and engineering team to provide design and construction administration services for the construction required to remodel 100 Energy Way and make it suitable for use as Fort Worth's City Hall. Statements of Qualifications (SOQs) were due September 9th, 2021. The City received 11 SOQs from qualified architectural firms. The selection committee included representatives from the City Manager's Office, City Hall Steering Committee, Property Management Department, Diversity, Inclusion Business Equity Office, and the Athenian Group. The firms submitting SOQs were:

- BOKA Powell
- BR Architects & Engineers
- Perkins & Will
- Gensler
- Bennett Partners
- GFF Inc
- Hahnfeld Hoffer Stanford
- Huitt-Zollars
- Page Southerland Page, Inc.
- Randall Scott Architects
- Smith Group

After reviewing the SOQs, the committee met on September 17th, 2021, to selected 4 of the 11 firms for interviews based on their rankings in a qualifying matrix. The interviews took place September 24th, 2021 and the following is a summary of the results of the interview process:

## INTERVIEW SCORES

	BOKA POWELL	HUITT-ZOLLARS	GENSLER	PAGE SOUTHERLAND PAGE
Firm Experience (30 points)	25	23	25	20
Technical Approach (25)	23	22	21	20

Team Member Qualifications (25)	24	23	19	20
Previous Similar Project (10)	8	10	9	8
Business Equity (10)	8.5	6.0	6.0	2.0
<b>TOTALS (100)</b>	<b>88.5</b>	<b>84.0</b>	<b>80.0</b>	<b>70.0</b>

The selection committee recommends that BOKA Powell, LLC, be selected for design and construction administration services for the new Fort Worth City Hall.

**Estimated Costs:**

The overall budget for the project is as follows, inclusive of project management and design fees:

<b>PROJECT COST</b>	<b>AMOUNT</b>
Council Chambers New Construction	\$16,737,500.00
Floor Buildouts and Improvements	\$35,434,788.00
Parking Structure Addition	\$19,230,000.00
ITS, AV, and Security Elements	\$12,135,000.00
Building Infrastructure and Major Maintenance	\$2,328,500.00
Furniture, Fixtures, Equipment and Moving Costs	\$10,500,000.00
Project Contingency	\$14,643,158.00
Original Building Purchase	\$69,500,000.00
<b>Total Project Cost</b>	<b>\$180,508,946.00</b>

Waiver of Building Permit Fees: 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: BOKA Powell, LLC is in compliance with the City's Business Equity Ordinance by committing to 26% Business Equity participation on this project. The City's Business Equity goal on this project is 25%.

The future 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 for the City Hall Move 100 Energy Way project 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.

**Submitted for City Manager's Office by:** Dana Burghdoff 8018

**Originating Business Unit Head:** Steve Cooke 5134

**Additional Information Contact:** Brian Glass 8088

Expedited