



Agenda Report

Agenda of:	July 08, 2025
Department:	Administration
Subject:	Discussion and appropriate action to award a contract for service for the design, and construction of the city hall remodel and potential future library expansion.

Recommended Motion: I move to approve the selection of Pugh Constructors and Ford, Powell & Carson as the City's Design-Build team for the City Hall project and authorize the Design-Build Selection Committee to negotiate a scope and fee to advance the project to 30% design with an estimate of probable cost.

Background: On May 13, 2025, the City Council formed a Design-Build Selection Committee comprised of Councilman Phil King, Councilman Houston Marchman, and City Administrator Scott Dixon. The committee was tasked with reviewing submittals received in response to the City's Request for Qualifications for High-Performance Design-Build (HPDB) services, and to interview top-ranked firms to identify the most suitable partner for the City Hall project.

Following evaluation of all proposals using the City's standardized rubric, the committee identified McKinstry and the team of Pugh Constructors and Ford, Powell & Carson (FPC) as the top two respondents. Both were invited to participate in follow-up interviews to further assess team integration, technical capabilities, and project approach.

After conducting interviews and deliberations, the committee is now recommending that the City Council select the Pugh-FPC team. This recommendation is based on the team's extensive and directly relevant experience, collaborative design-build track record, and specialized expertise in historic renovations and civic facilities.

Relevant Experience Highlights – Pugh Constructors and FPC:

- Over 20 years of successful collaboration between Pugh and FPC on design-build projects.
- Proven track record with municipal projects including the City of San Antonio's Historic City Hall, Plaza de Armas, and City Tower renovation—all delivered through design-build.
- Deep experience with high-performance and LEED-certified civic buildings.
- Specialized in historic preservation, adaptive reuse, and occupied facility renovations.

- Team includes registered architects, preservation specialists, and construction professionals with decades of combined experience.
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Next Steps:

Upon Council approval, the Design-Build Selection Committee will negotiate with the selected team to establish a scope and fee to advance the project to 30% design. This phase will include:

- Programming and preliminary design development.
- Field investigations and evaluation of existing conditions.
- Cost estimation and phasing recommendations.

The 30% design deliverable will provide the City with a reliable estimate of probable cost and a clear roadmap for future design and construction phases.

Fiscal Impact: TBD. The design services to reach 30% design and produce an estimate of probable cost are expected to fall within 15%–20% of the final project budget. A precise fee proposal will be negotiated and brought to Council for final approval. General Fund interest earnings, currently in excess of \$200,000, have been earmarked for this project.

☐ **Budgeted** ☐ **Requires Budget Amendment**

Source of Funding: General Fund Fund Balance / Future Bond Issue Account Code:

Attachments: None.

Urgency (0-5 = Low Urgency to High Urgency): 3

Impact (0-5 = Low Impact to High Impact): 3

Submitted by: R. Scott Dixon