

## A G E N D A



## Recommendation for Council Action (CMD)

Austin City Council

Item ID:

12068

Agenda Number

10.

Meeting Date:

January 26, 2012

Department:

Contract Management

## Subject

Authorize negotiation and execution of an amendment to the Construction Manager at Risk contract with HENSEL PHELPS CONSTRUCTION CO. for additional preconstruction phase services for the New Central Library and related improvements in an amount not to exceed \$450,000 for a total preconstruction authorization of \$748,339.

## Amount and Source of Funding

Funding in the amount of \$282, 907 is available in the Fiscal Year 2011-2012 Library Department Capital Budget. Funding in the amount of \$167,093 is available in the Fiscal Year 2011-2012 Public Works Capital Budget.

## Fiscal Note

A fiscal note is attached.

Purchasing Language:

Prior Council Action:

July 29, 2010 – Council approval to negotiation and execute a Construction Manager at Risk contract with Hensel Phelps Construction Co. March 6, 2008 – Council authorized Construction Manager at Risk as Project Delivery Method.

For More Information:

Cynthia Jordan 974-7183; Lynda Williams 974-3066; Susan Garnett 974-7064; April Shaw 974-7141

Boards and Commission Action:

MBE / WBE:

This contract was awarded in compliance with Chapter 2-9A of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) with 0.00% MBE and 0.00% WBE subcontractor participation to date.

Related Items:

## Additional Backup Information

The Construction Manager at Risk agreement with Hensel Phelps consists of both Preconstruction Phase Services and Construction Phase Services for the development of the New Central Library and related improvements. Hensel Phelps is currently performing Preconstruction Phase Services which includes collaboration with the City and design teams throughout design development. Such services consist of constructability and scope reviews for optimal design, control of costs, budgets, and schedules. Currently, the Construction Manager at Risk agreement includes an amount not to exceed \$298,339 for Preconstruction Phase Services, but it has been determined that a greater period of Preconstruction Phase Services will now be needed for the project. In addition, to satisfy the intent that the New Central Library design to open onto and interface with Shoal Creek, it was necessary to include the 2<sup>nd</sup> Street Bridge and Extension/Shoal Creek to West Avenue scope as a key part of the Library development. This request is for Council's approval to increase Preconstruction Phase Services fees for an amount not to exceed \$450,000 for the additional months and the 2<sup>nd</sup> Street Bridge and Extension/Shoal Creek to West Avenue scope as well as the total New Central Library development.

Additional scope for Primavera Scheduling services was added by the First Amendment to the Agreement in June 2011.

This project is located in the 78701 zip code and is managed by the Public Works Department.