

CIP BUDGET FISCAL NOTE

DATE OF COUNCIL CONSIDERATION:
CONTACT DEPARTMENT(S):

1/26/12
Public Works

SUBJECT: Authorize negotiation and execution of an amendment to the Construction Manager at Risk (CM@R) contract with HENSEL PHELPS CONSTRUCTION CO., Austin, Texas, for additional preconstruction phase services for the New Central Library in an amount not to exceed \$450,000.

CURRENT YEAR IMPACT:

Project Name:	2nd Street Bridge And Extension
Project Authorization:	2011-2012 Capital Budget
Funding Source:	2000 GO Bonds P1
Fund/Dept/Unit:	8071 6207 9071

Current Budget	450,000
Unencumbered Balance	217,678
This Action	(167,093)
Estimated Available	<u>50,585</u>

Project Name:	New Central Library
Project Authorization:	2011-2012 Capital Budget
Funding Source:	2006 GO Bonds - P6
Fund/Dept/Unit:	8606-8507-1000

Current Budget	84,500,000
Unencumbered Balance	75,680,200
This Action	(282,907)
Estimated Available	<u>75,397,093</u>

ANALYSIS / ADDITIONAL INFORMATION: The Construction Manager at Risk (CM@R) agreement with Hensel Phelps consists of both Preconstruction Phase Services and Construction Phase Services for the development of the New Central Library. 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 CM@R agreement includes an amount not to exceed \$298,339 for Preconstruction Phase Services for the New Central Library development. Additional scope for Primavera Scheduling services was added by the First Amendment to the Agreement in June 2011. Due to design delays, the CM@R Preconstruction Phase Services will now need to be extended for approximately 15 additional months. In addition it has been determined that to satisfy the intent for the New Central Library design to open onto and interface with Shoal Creek, it was necessary to include the 2nd Street Bridge and Extension/Shoal Creek to West Av 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 to provide the necessary preconstruction services for both the 2nd Street Bridge and Extension/Shoal Creek to West Av scope as well as the total New Central Library development.

