

AGENDA



Recommendation for Council Action (CMD)

Austin City Council - Commissioner's Court Meeting	Item ID:	34280	Agenda Number	21.
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Meeting Date:	August 7, 2014
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Department:	Contract Management
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Subject

Authorize use of the construction manager-at-risk method of contracting in accordance with Texas Local Government Code, Section 252.022(d) by the Film Society of Austin, Inc., a Texas non-profit organization, for improvements and renovations to the Austin Studio facilities.

Amount and Source of Funding



Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
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Prior Council Action:	April 17, 2014 – Authorization to negotiate and execute a Development and Construction Agreement with Austin Film Society
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For More Information:	Margaret Shaw, 512-974-6497; Lynda Williams, 512-974-3066; Elizabeth Godfrey, 512-974-7141
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Boards and Commission Action:	
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

On November 6, 2012, Austin voters approved Proposition 18 which authorized the issuance of general obligation bonds for various library, museum, and cultural arts facilities. This included \$5.4 million for improvements to Austin Studios, which are leased and operated by the Austin Film Society (AFS) as part of a public-private partnership with the City of Austin. Austin Studios' production facilities, adjacent to the Mueller redevelopment site, feature two sound stages, a large cyclorama, a mill/wardrobe facility, a flex stage, production offices, and acres of tarmac for base camp, set construction, and parking. In addition to the 100,000 square feet of production space, Austin Studios is home to more than 40 small businesses, filmmakers, and production vendors. The (AFS) hosts more than 4,500 visitors at the studios lot annually through exhibition, education, and artist services programming.

On April 17, 2014, City Council authorized negotiation and execution of an agreement, funded in part with 2012 bond funds, for development and construction of facilities improvements with the Film Society of Austin, Inc. (Austin Film Society), a Texas non-profit organization.

Construction Manager-at-Risk (CMR) contracting methodology is being recommended for the improvements and expansion at Austin Studios. CMR is a project delivery method where (AFS), acting on behalf of both itself and the City, will contract with an architect/engineer to perform design services and separately contract with a CMR to perform preconstruction and construction phase services. The role of the CMR goes beyond performing general contractor services. The CMR is under contract early in the design process to perform key preconstruction phase services such as collaborating with the City and the design team on scope and constructability and to optimize the design and control costs and budgets, and to provide quality assurance-quality control before being authorized to begin the construction phase.

A CMR firm will be selected by the AFS which will evaluate and score proposals based on published evaluation criteria to determine the highest ranked proposer, subject to City staff approval. As set forth in Government Code 2269, AFS will select a CMR firm that will provide the "best value" to the preconstruction and construction services for the Project.