

AGENDA



Recommendation for Council Action (CMD)

Austin City Council	Item ID:	46770	Agenda Number	17.
Meeting Date:	June 18, 2015			
Department:	Contract Management			
Subject				
Authorize negotiation and execution of a professional services agreement with MICHAEL VAN VALKENBURGH and ASSOCIATES to provide architectural and engineering services for the design of the Waller Pavilion in an amount not to exceed \$749,655.				
Amount and Source of Funding				
Funding is available in the Fiscal Year 2014-2015 Capital Budget of the Austin Convention Center Department.				
Fiscal Note				
A fiscal note is attached.				
Purchasing Language:	Contract awarded based on competitive process facilitated by the Waller Creek Conservancy.			
Prior Council Action:	[Redacted]			
For More Information:	Alison von Stein, 512-974-7217; Lucy Bonee, 512-974-7967; Rolando Fernandez, 512-974-7749; Elizabeth Godfrey-Weidig, 512-974-7141.			
Boards and Commission Action:	[Redacted]			
Related Items:	[Redacted]			
MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9B Minority Owned and Women Owned Business Enterprise Procurement Program by meeting the goals with 9.39% MBE and 5.74% WBE participation.			
Additional Backup Information				

The historic Castleman-Bull House was owned by St. David's Episcopal Church and leased to the Caritas foundation, an organization that provides services to the homeless, who used the building until they moved to a new facility. In 2000, the building was donated to the City and was moved to its present location on Red River Street next to the Austin Convention Center building. It has not been occupied since then, and it is currently not in habitable condition.

The Waller Pavilion project will consist of renovating the Castleman-Bull House and adding office space to the structure for Austin Convention Center Department staff. The historic Castleman-Bull House will provide an elegant destination center to handle overflow from nearby venues, as well as space for evening, corporate and private events. The outdoor space of the Castleman-Bull House project will be incorporated into the upper trail overlooking the creek and Palm Park, and will be open to the public during non-event times.

The Waller Creek Conservancy approached the Austin Convention Center Department about re-routing the proposed Waller Creek trail through the site of the Castleman-Bull House. The Austin Convention Center Department then recognized the potential interaction between the Castleman-Bull House property, Waller Creek development, and Palm Park. Palm Park is slated for development to align with the Waller Creek Master Plan. A comprehensive approach to the design of this historic building is needed due to the adjacency of the site to Waller Creek. Other major projects will also occur in the area including the development of the banks of Waller Creek and Waller Creek Master Plan, Sabine Street Improvements, Fairmont Hotel, and overlays of mass transit, pedestrian and cycling routes.

The Waller Creek Conservancy selected MVVA after an extensive international design competition that included a three stage competitive process resulting in the review of 31 submittals by an expert selection panel that included City personnel.

Based on the intensive selection process that led to MVVA selection as the design firm for the Waller Creek project and efficiencies gained, the Austin Convention Center Department finds that based on demonstrated competence and qualifications MVVA is the most highly qualified provider to design the Waller Pavilion project. Additionally, as the Waller Pavilion site is immediately adjacent to Waller Creek, the City benefits from using the same consultant to design both Waller Pavilion and the Waller Creek project to allow for maximum coordination and consistency between the two projects.

The Waller Pavilion project was presented at a public forum on July 30, 2014. A public forum is a communication tool utilized by the City to inform citizens, neighborhoods and effected parties about potential project impacts. Advanced notification was issued to neighbors and interested parties for this forum. At the forum, a presentation of the project was made and attendees were given an opportunity to ask questions.

MVVA will provide all services necessary to develop a complete set of construction documents ready to be advertised for bidding. They will also secure all required permits to allow for construction, and provide oversight during construction. This project will be designed over the next 18 months and then will be advertised for construction.

This request allows for the development of a professional service agreement with the recommended firm. Should the City be unsuccessful in negotiating a satisfactory agreement with the recommended firm, negotiations with that firm will cease and procurement of design services will be initiated.

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

RECOMMENDED FIRM: MICHAEL VAN VALKENBURGH and ASSOCIATES

Michael Van Valkenburgh and Associates is located in Brooklyn, New York.