



Recommendation for Action

File #: 20-1191, **Agenda Item #:** 9.

2/20/2020

Posting Language

Authorize negotiation and execution of a professional services agreement with Lord Aeck and Sargent, Inc., (staff recommendation) or one of the other qualified responders for Request for Qualifications Solicitation No. CLMP282, to provide architectural design services for the Faulk Library/History Center and Archival Repository Expansion project, in amount not to exceed \$1,600,000.

[Note: 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 17.40% MBE and 16.10% WBE participation.]

Lead Department

Capital Contracting Office

Managing Department

Austin Public Library

Fiscal Note

Funding is available in the Fiscal Year 2019-2020 Capital Budget of the Austin Public Library.

Purchasing Language:

Staff recommendation is the most qualified firm out of five firms evaluated through the City's qualification-based selection process.

Prior Council Action:

August 22, 2019 - Council approved Construction Manager at Risk (CMR) methodology. This solicitation was conducted in accordance with Council Resolution No. 20190822-015.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov <<mailto:AgendaOffice@austintexas.gov>>.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Beverly Mendez, 512-974-3596, or the Project Manager, Paul Sanchez, 512-974-7469.

Additional Backup Information:

The Austin History Center (AHC) building is a City of Austin Historic Landmark as well as a Registered Texas Historic Landmark. It is also listed on the National Register of Historic Places. Its historic collections, research services, public exhibits and programs attract approximately 45,000 visitors annually, with 25% of those visitors from out of town. Due to the growth demands of the City's increasing population, there is a need to combine the John H. Faulk Library (JHF) and Austin History Center, located at 800 and 810 Guadalupe St. in Austin, Texas 78701, into an Austin History Archival Repository Center.

The selected firm will provide architecture design, structural, mechanical, electrical and plumbing engineering services for the Faulk Library and Austin History Center. The JHF and AHC are grouped together to meet the growth demands of the City's burgeoning population by adding much needed archival storage space, security for collections, and upgrading environmental controls. The campus will be reinforced as a single destination that will facilitate seamless interchanges between the JHF building, the AHC, adjacent Wooldridge Square and many nearby historical sites.

Scope of Work requires all phases of engineering is included in the scope of work:

- preliminary phase,
- design phase-schematic design and design development
- bid, award, execution phase,
- construction phase, and
- post construction and warranty phase engineering services.

Major Scopes of Work in the solicitation are:

- architecture design services
- structural engineering
- mechanical, electrical and plumbing engineering
- historic and cultural resources specialist
- public information and community engagement
- cost estimating

With sustainability as a project goal, the work to the Faulk Building includes, but is not limited to, modifying the 2nd and 3rd floors of JHF to meet minimal archival storage standards. Existing carpet will be removed and replaced with a sealed, epoxy-coated concrete flooring finish or similar types. Additional work includes upgrading the building mechanical, electrical, plumbing systems (M/E/P) and elevator retrofit. Infrastructure upgrades at the AHC include wheelchair lift replacements, lead-based paint abatement, renovation of worn finishes, lighting retrofit, and renovation of exteriors to redress structural and aesthetic improvements.

The work also entails improvements to the existing, occupied, historic, three-story center. System upgrades include heating, ventilation, and air condition (HVAC) and electrical components, life safety systems, interior and exterior security camera and card access system, miscellaneous new construction, signage and retrofit for the Americans with Disabilities Act (ADA) compliance. The work also includes miscellaneous asbestos and lead-based paint abatement, minor demolition, salvaging of existing materials, minor exterior work including replacement of landscaping, interior construction, patching and equipment retrofits interior partitions, ceilings, wall and floor finishes, toilet accessories and signage.

All work will be done within Faulk Library which is currently closed to the public, therefore there will be no impact to the public's use of City resources.

A delay in authorization of the professional services agreement will result in not being able to deliver on 2018 Bond project commitments.

This authorization provides for funding of the above listed services. This request allows for the development of an agreement with the qualified responder that Council selects. If the City is unsuccessful in negotiating a satisfactory agreement with the selected responder, negotiations will cease with that provider. Staff will return to Council so that Council may select another qualified responder and authorize contract negotiations with that provider.

TOP RANKED FIRM: Lord Aeck and Sargent, Inc. is located in Austin, Texas

SECOND RANKED FIRM: Harrison Kornberg Architects is located in Houston, Texas

Information on this solicitation is available through the City's Austin Finance Online website. Link: [Solicitation Documents <https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=132098>](https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=132098).