



Recommendation for Action

File #: 20-1405, Agenda Item #: 8.

3/12/2020

**Posting Language**

Authorize negotiation and execution of a professional services agreement with MWM Design Group, Inc. (WBE) (staff recommendation) or one of the other qualified responders for Request for Qualifications Solicitation No. CLMP286 to provide architectural services for Branch Library Interior Renovations in amount not to exceed \$685,000.

[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 15.80% MBE and 15.80% 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 three firms evaluated through the City's qualification-based selection process.

**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) <<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, Minh Bruce, 512-974-7493.

**Additional Backup Information:**

This is a 2018 Bond Funded item.

For the past three decades the City has been one of the fastest-growing cities in the United States. According to 2017 Census Data estimates, the rapid pace of population expansion is expected to continue over the next two decades. Smart growth and sustainability standards continue to be major contributors to the quality of life afforded to City residents. Public expectations are that the City will continue as a nationally recognized leader within the green movement and in providing library services that are rated as above national average. The Library facilities are public-facing facilities that contribute directly to quality of life expectations afforded our City residents and guests.

The Austin Public Library Capital Improvement Program consist of rehabilitation projects identified as

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necessary to meet current service demands. The rehabilitation projects are in direct response to the growth demands placed on existing physical assets by a burgeoning population and guideline established by City Council's Strategic Direction 2023.

The selected firm will provide architectural design, civil and structural engineering, mechanical, electrical and plumbing services from design, construction and warranty to rehabilitate the Old Quarry Branch, Little Walnut Creek Branch, Manchaca Branch, Willie Mae Kirk Branch, and St. John Branch libraries. The work at the individual branches is more substantial and beyond routine maintenance. The Library's Interior Renovations program combines five library branch projects with similar modernization and refurbishment scopes of work. The work requires project designs that are reflective of the emerging architectural styles of our region and aligns with City initiatives including citizen participation in the design processes, Art in Public Places, and project team participation by minority and women-owned businesses.

The program consists of selective demolition and renovations that include interior finishes, floor finishes and base, new suspended ceilings and electrical service, lighting and plumbing, new gypsum drywall assemblies, storefront window systems and new furnishings. The program includes miscellaneous asbestos abatement, compliance with current Americans with Disabilities Act (ADA) and the City's sustainability objectives.

The branches slated for renovation will have to close during the construction period. Branch closure in turn will impact public access to library services at the affected branches. Branch closure and construction will be tightly coordinated and staggered to minimize disruption to access, on-going programs and services.

Should the item not be approved, the capital needs resulting from deferred maintenance and aging buildings could result in significant component failures and major structural rehabilitation of existing building systems, such as HVAC equipment, roofs, driveways, parking lots, and other equipment necessary for facility and occupant operations.

**TOP RANKED FIRM:** MWM Design Group, Inc. (WBE/FW) is located in Austin, TX

Government that Works for All, Culture and Lifelong Learning.