



Recommendation for Action

File #: 20-2253, **Agenda Item #:** 9.

6/11/2020

Posting Language

Authorize negotiation and execution of a professional services agreement with Studio 8 Architects, Inc., (staff recommendation) or one of the other qualified responders for Request for Qualifications Solicitation No. CLMP294, to provide professional services for the Dougherty Arts Center Facility Replacement project in an amount not to exceed \$2,000,000.

[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 19.00% MBE and 16.00% WBE participation.]

Lead Department

Capital Contracting Office

Managing Department

Parks and Recreation Department

Fiscal Note

Funding is available in the Fiscal Year 2019-2020 Capital Budget of the Parks and Recreations Department.

Purchasing Language:

Staff recommendation is the most qualified firm out of 13 firms evaluated through the City's qualification-based selection process.

Prior Council Action:

December 5, 2019 - Council approved the construction manager-at-risk method for the Dougherty Arts Center Facility Replacement project.

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, Kevin Johnson, 512-974-9506.

Additional Backup Information:

With passage of the 2018 Bond Proposition B, the Parks and Recreation Department (PARD) received funding for the replacement of the Dougherty Arts Center (DAC). This facility has long been planned for replacement, and following an extensive public engagement process, in the Spring of 2019 Council approved the relocation of this facility to the Butler Shores parkland. The design phase for this project will begin Summer 2020, following the negotiation of a contract with the awarded design consultant.

The design consultant team will provide design and construction phase services for a new arts facility that will

continually adapt to the needs of users and staff of the DAC. The future DAC facility is envisioned to build on the existing core arts programs in an improved environment that can better accommodate the City's significant demand for affordable access to arts services. The space will encourage active inquiry, foster the love of learning through thoughtful design, and enhance the function of each core arts program. Consistent with concepts from the preliminary project phase, the arts facility will also engage with the surrounding parkland site.

Given the current state of the existing Dougherty Arts Center facility and their growing need for arts services, it is important to deliver this project as expeditiously as possible. A delay in award of this assignment will affect the project team's ability to negotiate and execute a contract for design services, which would directly delay the project timeline and overall delivery of the new facility.

This project will have no impact on the operations of the current facility since this is a new facility at a new location. The current DAC will remain in operation until the new facility is ready to open.

The project will be managed by Parks and Recreation Department.

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 awards. If the City is unsuccessful in negotiating a satisfactory agreement with the awarded responder, negotiations will cease with that provider. Staff will return to Council so that Council may award another qualified responder and authorize contract negotiations with that provider.

TOP RANKED FIRM: Studio 8 Architects, Inc. is located in Austin, TX

SECOND RANKED FIRM: LAKE/FLATO Architects is located in San Antonio, TX

Information on this solicitation is available through the City's Austin Finance Online website. Link: [Solicitation Documents](#).

Strategic Outcome(s):

Culture and Lifelong Learning; Economic Opportunity and Affordability.