



Recommendation for Action

File #: 20-2439, **Agenda Item #:** 17.

7/29/2020

Posting Language

Authorize negotiation and execution of a professional services agreement with Joint Venture of Miro Rivera Architects Inc. and Tatiana Bilbao SC (staff recommendation) or one of the other qualified responders for Request for Qualifications Solicitation No. CLMP297, to provide professional design services for renovation and expansion of the Emma S. Barrientos Mexican American Culture Center in an amount not to exceed \$2,500,000.

[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 25.25% MBE and 27.50% 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 Recreation Department.

Purchasing Language:

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

Prior Council Action:

February 20, 2020 - City Council authorized use of Construction-Manager-at-Risk alternative delivery procurement method.

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, Heidi Tse, 512-974-7172.

Additional Backup Information:

The Emma S. Barrientos Mexican American Culture Center (ESB-MACC) is dedicated to the preservation, creation, presentation, and promotion of Mexican American cultural arts and heritage. The center is a tremendous resource for the community and visitors to learn and participate in classes and programs that will foster a meaningful understanding and appreciation of not only Mexican American, but also Native American, Hispanic, and other Latino cultures.

In 2018, a revised Master Plan for the ESB-MACC was adopted by Council to address the changing urban context of the Rainey Street Historic District, the addition of parcels of city-owned land dedicated as parkland to the site, and the evolving program needs of the center since the original inception of the Master Plan in 2000. A series of public meetings, on-line surveys and focus groups were conducted to collect inputs to determine priorities of the community for this revision to the Master Plan. The 2018 Master Plan outlines the remaining Phase 2 and Phase 3 of the center and serves as a guide to the renovation and future expansion of the facility.

The current ESB-MACC was completed in June 2007 and with growing needs of the community, the facility is ready for the implementation of Phase 2. The ESB-MACC has insufficient space in hosting the myriad of activities desired by the community. As such, staff and storage areas are inadequate in providing support. Existing public spaces need interior updates to improve functionality to better meet present and future needs. Connectivity to the hike and bike trails, Lady Bird Lake, and pedestrian walkways are needed to activate the plaza and draw people to the facility for cultural events. The new addition to the building shall also pay homage to the late renowned Mexican design architect, Teodoro Gonzalez de Leon. The expansion shall also successfully integrate with the current urban neighborhood. Lastly, a grand promenade is needed to better define the entrance and to signify this as a premier cultural destination for visitors and citizens alike.

Funding for Phase 2 of the 2018 ESB-MACC Master Plan project was obtained through approval of the 2018 General Obligation Bond Election, Proposition B, Libraries, Museums and Cultural Arts Facilities.

This project will include Architectural/Engineering consultant services for all phases of the project including review of the 2018 Master Plan - Phase 2, and site studies, building program services, design phase services, bid phase services, construction phase services, post construction phase services, warranty phase services and all related infrastructure necessary to meet City of Austin development requirements. The selected firm will collaborate with the selected Construction Manager-At-Risk (CMAR) and the City to provide optimal design, effective scheduling, and cost control. The design services phase for this project is anticipated to begin Fall 2020, following the negotiation of a contract with the awarded design consultant.

As per Resolution No. 20200521-095 directing the City Manager to review capital project delivery planning and accelerate delivery of cultural center facilities included in the 2018 bond package, the ESB-MACC is specifically identified as one of the capital projects intended to aid economic recovery of the City's vital arts, music and entertainment industries during the COVID-19 pandemic.

Approval by City Council authorizes the negotiation and execution of a professional design service agreement with the selected firm. As such, there will not be impact to the public use of property.

If authorization is not given to execute a professional design contract, Phase 2 of the ESB-MACC Master Plan will not be realized in addressing much needed updates to facility, expansion of the space for growing programs, and various planned site improvements which includes a new plaza shade structure, well defined entrance with improved pedestrian connectivity, and parking enhancements.

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: Joint Venture of Miro Rivera Architects Inc. and Tatiana Bilbao SC. Miro Rivera Architects Inc. is located in Austin, Texas. Tatiana Bilbao SC is located in Mexico City, Mexico.

SECOND RANKED FIRM: Joint Venture of Lake Flato Architects Inc. and Productora. Lake Flato Architects Inc. is located in San-Antonio, Texas. Productora is located in Los Angeles, California.

Strategic Outcome(s):

Culture and Lifelong Learning; Government that Works for All.