



## Recommendation for Action

**File #:** 20-3318, **Agenda Item #:** 7.

10/29/2020

### **Posting Language**

Authorize negotiation and execution of a construction manager at risk agreement with Bartlett Cocke General Contractors, LLC for preconstruction and construction services for the Dougherty Arts Center Facility Replacement project in an amount not to exceed \$20,000,000.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals 12.07% MBE and 5.62% WBE participation.]

### **Lead Department**

Capital Contracting Office

### **Managing Department**

Parks and Recreation Department

### **Fiscal Note**

Funding is available in the Fiscal Year 2020 - 2021 Capital Budget of the Parks and Recreation Department.

### **Purchasing Language:**

Best Value to the City of Austin of nine offers received.

### **Prior Council Action:**

June 11, 2020 - City Council authorized negotiation and execution of a professional services agreement with Studio 8 Architects for design services on the Dougherty Arts Center.

December 5, 2019 - City Council approved the use of the construction manager at risk project delivery methodology.

### **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, Kevin Johnson, 512-974-9506.

### **Additional Backup Information:**

With passage of the 2018 Bond Proposition B, the Parks and Recreation Department 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 is underway as of Summer 2020. The construction manager at risk will provide pre-construction services throughout the design phase as well as construction phase services. Prior to entering into the construction phase, the City will establish Minority-

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owned Business Enterprise and Women-owned Business Enterprise goals providing subcontracting opportunities. The construction manager at risk firm will submit a Compliance Plan meeting the construction goals or documentation detailing their good faith effort(s) to meet the established goals.

The construction manager at risk method is a project delivery method where the City will contract with an architect/engineer to perform design services and separately contract with a construction manager at risk to perform preconstruction and construction phase services. The role of the construction manager at risk goes beyond performing general contractor services. The construction manager is under contract early in the design process to perform key preconstruction phase services such as collaborating with the City and the design team on scope and constructability and to optimize the design and control costs and budgets, and to provide quality assurance-quality control. After design, and before the construction manager at risk begins construction, the City will negotiate and execute a Guaranteed Maximum Price for the remainder of the work, including actual construction.

The construction manager at risk firm is recommended by a City-staffed evaluation panel that evaluated and scored proposals based on published evaluation criteria to determine the highest ranked proposer. As set forth in Government Code Chapter 2269, the City of Austin will select a construction manager at risk firm that will provide the “best value” to the City for preconstruction and construction services for the project.

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. Additional community engagement opportunities will be made available throughout the project’s design phase.

The contract allows 1080 calendar days for completion of this project. This project is located within zip code 78704 (District 5).

Bartlett Cocke General Contractors, LLC is located in Austin, TX.

**Strategic Outcome(s):**

Culture and Lifelong Learning