



Recommendation for Action

File #: 21-1968, **Agenda Item #:** 11.

6/3/2021

Posting Language

Authorize negotiation and execution of a professional services agreement with Trahan Architects APAC (staff recommendation), or one of the other qualified responders for Request for Qualifications Solicitation No. CLMP304 to provide professional design services for the Asian American Resource Center Phase II Improvements project in an amount not to exceed \$720,000.

[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 18.00% MBE participation and 16.00% WBE participation.]

Lead Department

Capital Contracting Office

Managing Department

Public Works Department

Fiscal Note

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

Purchasing Language:

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

Prior Council Action:

January 27, 2021 - City Council authorized use of Construction-Manager-at-Risk alternative delivery procurement method.

September 19, 2019 - City Council adopted the Asian American Resource Center (AARC) Master Plan.

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 David Nicks, 512-974-7886.

Additional Backup Information:

The Asian American Resource Center (AARC) opened in 2013 on a 15-acre site and serves a large, actively engaged, Asian American community in Austin. It was funded through a voter-approved 2006 Bond Package for \$5,000,000 with a \$750,000 investment from the U.S. Department of Commerce's Economic Development Administration. The mission of the AARC is to provide performing arts spaces, services, resources, and

programs through an Asian American Pacific Islander perspective. Its vision is to empower Austin's diverse communities through cultural understanding and life-enhancing opportunities.

A citizen led AARC Master Plan was created in 2006 and followed in 2019 by a Master Plan Update and associated Community Engagement Report outlining the varying needs and desires of the community. Funding for the AARC Phase II improvements project is supported by bonds approved by Austin voters as part of Proposition B of the 2018 Bond Election.

This project will include architectural and engineering consultant services for all phases of the project, including preliminary scope and programming, community engagement, design, documentation, construction, and post-construction for design of a live performance theater, associated programming spaces and parking. The selected firm will provide a design for a contemporary building informed by pan-Asian cultural and architectural sensibilities. The design will be heavily influenced by a community engagement phase at the beginning of the project to help determine scope and direction. The selected firm will make presentations at community, board and commission meetings as required by site development permitting process, Asian American Quality of Life Advisory Commission meetings, and Parks and Recreation community engagement events. The selected firm will collaborate with a Construction Manager-at-Risk and the City to provide optimal design, effective scheduling, and cost control. The design services phase for this project is anticipated to begin in Summer 2021, following the negotiation of a contract with the awarded design consultant.

The City is committed to a sustainability standard per Resolution No. 20071129-045 that calls for this project to achieve a LEED Silver v.4.1 or AEG3 3 Star certification or better as determined in consultation with the selected firm.

This item is not time sensitive; however, 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 AARC 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 an impact to the public use of property.

If authorization is not given to execute a professional design contract, Phase II of the AARC Master Plan Update, a live performance theater and associated programming spaces and parking will not be realized.

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: Trahan Architects APAC is located in New Orleans, Louisiana.

SECOND RANKED FIRM: McKinney Architects, Inc. d/b/a McKinney York Architects is located in Austin, Texas.

Strategic Outcome(s):

Culture and Lifelong Learning; Government That Works for All; Economic Opportunity and Affordability; Health and Environment