



Recommendation for Action

File #: 23-1770, **Agenda Item #:** 18.

5/18/2023

Posting Language

Authorize an amendment to a contract for professional design services for the Asian American Resource Center Phase II Improvements project with Trahan Architects APAC, to increase the amount by \$3,299,000 for a revised total contract amount not to exceed \$4,019,000.

[Note: This amendment will be awarded in compliance with City Code 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). Current participation to date is 6.29% MBE and 2.98% WBE.].

Lead Department

Financial Services Department.

Managing Department

Public Works Department.

Fiscal Note

Funding is available in the Capital Budget of the Parks and Recreation Department.

Purchasing Language:

Contract Amendment.

Prior Council Action:

January 27, 2021 - Council approved the use of the Construction Manager at Risk (CMR) contracting methodology for renovations and additions to the Asian American Resource Center, item 4, on an 11-0 vote.

June 3, 2021 - Council authorized initial contract, item 11, on a 10-0 vote with Council Member Kelly absent.

For More Information:

Direct questions regarding this Recommendation for Council Action to the Financial Services Department - Central Procurement at: FSDCentralProcurementRCAs@austintexas.gov
<<mailto:FSDCentralProcurementRCAs@austintexas.gov>> or 512-974-2500.

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. 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.

Trahan Architects APAC is providing architectural and engineering services to design a contemporary building informed by pan-Asian cultural and architectural sensibilities. The design is heavily influenced by community feedback, through engagement sessions at the beginning of the project, to aid in determining scope and direction. The current contract authorization supported community engagement efforts and completion of

Preliminary and Schematic Design Phase services.

A citizen led AARC Master Plan was created in 2006 and was subsequently updated in 2019, with input from an associated Community Engagement Report, which outlined the varying needs and desires of the community.

This authorization will be used for design, construction, and warranty support services supporting additional design services due to the increased scope of work in the 2019 Master Plan Update. The original scope was for a complete architectural design of a 9,500 square foot building. The 2019 Master Plan update increased the design scope to 28,000 square feet of building space, including a new 350-seat performing arts center, black box theater, support spaces, programming spaces, and associated site improvements.

The AARC Phase II improvements project is funded via bonds approved as part of Proposition B of the 2018 Bond Election; the existing bond funding is not sufficient to construct the scope outlined in the 2019 Master Plan Update. Upon completion of the Design Development phase, the project team will refine the design and determine the estimated cost for the full build-out of the Phase II project. Trahan Architects APAC is collaborating with the Construction Manager-at-Risk, Flintco, LLC, and the City to provide optimal design, effective scheduling, and cost control.

This item is time sensitive due to 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.

If authorization is not given to execute an amendment to the professional design services contract, Phase II of the AARC Master Plan will not be realized as programmed, and the project will be delayed while the identified design elements are redefined to reduce costs.

This proposed amendment has been approved by the City's Change Control Committee. The Change Control Committee was established to comply with Council Resolution No. 20120126-048, which required the establishment of consistent criteria and process to evaluate contractual changes for all contracts administered by Financial Services Department-Capital Contracting. The Change Control Committee is comprised of management-level subject matter experts.

This project is located within zip code 78754 (District 1).