



MEMORANDUM

TO: Mayor and Council

FROM: Trisha Tatro, Director, Austin Convention Center Department

DATE: December 22, 2023

SUBJECT: Staff Final Response to Resolution 20210610-096

On June 10, 2021, the Council passed Resolution No. [20210610-096](#) directing the City Manager to include certain elements within the Request for Qualifications (RFQ) for design services for the Austin Convention Center redevelopment and expansion. Additionally, the resolution required Council to be notified upon issuance of the RFQ and to include certain community organizations on the selection committee for the RFQ. This memo confirms that the staff has completed the direction for this Resolution. On Monday, May 22, 2023, the RFQ was published on Austin Finance Online, and the Council was notified via email. On October 19, 2023, the Council approved the selection of a joint venture, LMN | Page, as the design services firm for the project, chosen by a panel that included the named community organizations. I can be reached via email at trisha.tatro@austintexas.gov or by phone at 512-404-4218 if you have any questions.

Cc: Jesús Garza, City Manager
Veronica Briseño, Assistant City Manager



SCOPE OF SERVICES

Solicitation Number: CLMP354

Project Name: Austin Convention Center Redevelopment

PROJECT FOR:

CITY OF AUSTIN, AUSTIN CONVENTION CENTER DEPARTMENT, THROUGH ITS CENTRAL PROCUREMENT DIVISION

PROJECT TITLE:

Austin Convention Center Redevelopment

OBJECTIVES OF THE PROJECT:

The City of Austin is soliciting Statements of Qualifications for selection of a Design Professional to provide Architecture and Engineering (A/E) Services for the redevelopment and expansion of the Austin Convention Center (ACC) building in downtown Austin. This project will require the demolition and rebuilding of the existing Center to substantially increase the rentable square footage of the Center. The successful respondent will be able to demonstrate the ability to complete architectural and engineering services required to support the construction of the described project in a timely, orderly, and cost-effective manner.

The resulting Convention Center will integrate into the fabric of the surrounding Palm District in the southeast corner of downtown, transforming this area into a destination attractive to visitors and locals alike. The Convention Center design should engage the disparate elements of the eastern quadrant of Downtown identified in the Palm District Planning Initiative and be committed to the goals of the Palm District Planning Initiative, University of Texas (UT) "Frameworks for Placemaking: Alternative Futures for the Austin Convention District", Panel Report for the I-35 Corridor; Waterloo Greenway/Waller Creek Design Plans, and a series of policies and guidelines related to the project's goals.

In addition, the Austin City Council provided direction at their June 10, 2021, Council Meeting via adopted resolution. Per [Council Resolution No. 20210610-096](#):

"The City Council seeks to work with the prime architecture firm capable of delivering a world class design befitting a city of Austin's size and prominence. The Convention Center design shall provide more than just functional spaces for conventions; the design shall incorporate the most innovative ideas in programming and placemaking and shall aim to create a civic building that draws and serves Austinites as well as visitors. The City Council affirms its intention that the Convention Center be, like its companion civic building to the west, the Austin Central Library, a landmark of great distinction, a bustling and vital public gathering place, and a point of pride for the community."

The entirety of the Resolution can be viewed [here](#); the elements contained within this resolution will be of particular importance during the selection process. Successful respondents will be able to demonstrate the ability to execute the directives in the resolution.

NOTE: Attachment 2 – Resources and References provides a listing of resources and references relevant to the project that are identified throughout this Scope of Services.

ANTICIPATED SERVICES:

The City of Austin seeks to obtain professional architectural and engineering (A/E) services to provide design and construction administration services for the Austin Convention Center Expansion Project. The project scope will also include a new Austin Energy District Cooling Plant and collaboration with a public-private partnership. A/E services will be awarded to firms based on their demonstrated competence, experience, qualifications, and ability to perform and complete the defined scope of work within an established project schedule.

The intent of this design solicitation is to procure the complete architectural and engineering services required to support the construction of the described project in a timely, orderly, and cost-effective manner. The responding firm will include all necessary professional disciplines to deliver these services.

The extent of services may also include a combination of, but is not limited to, the following:

- Lead the project from initiation through completion of design, construction, and project closeout. Consultant shall be responsible for refining the project scope and maintaining schedule for delivery of design documents.
- Utilize an Integrated Design Process approach to build a Leadership in Environmental and Energy Design (LEED) sustainability framework at the project outset and implement through the building occupancy phase, to meet requirements of Council Resolution 20210902-042.
- Administer and maintain project documentation related to the design process, bid-award, construction administration, quality control, and post-construction.
- Identify and document applicable approval processes related to required environmental, historical, and cultural review under Federal, State and City designations.
- Document permitting constraints and opportunities to facilitate a positive site development outcome.
- Create an architectural program and project definition manual to clearly outline the project scope and approach for all project disciplines.
- Facilitate timely review of contract documents at key milestones with appropriate project stakeholders, and ensure deliverables meet quality standards and contractual requirements.
- Participation in the community engagement process, to include the development of graphic presentation materials, including development of multiple design alternatives, and presentation of design related content.
- Provide opinions of probable construction cost at each design milestone review.
- Collaborate with a P3 Developer to support the integration of development on the ACC parcel.

- Provide engineering and professional services for preliminary design, design, permitting, bid/award, construction, and warranty phases of the chiller installation that provides 10,000 tons of additional chilled water capacity including chillers, cooling of condenser water using cooling towers, associated infrastructure and appurtenances. This includes connection to transmission pipes to be located on 3rd Street and Red River.
- Make public presentations during preliminary and design phases, as well as presentations to boards, commissions, and City Council.

This list only serves as an example of services required for the project; it is not representative of the total scope of services to be provided.

The City intends to solicit a Construction Manager-at-Risk (CMR) early in the design phase for pre-construction services, such as design-phase cost control, constructability reviews, and construction phase services. The Consultant shall consult and coordinate with the CMR during design phase for constructability reviews, cost estimations, recommendations for sequencing and scheduling of work, and evaluations of potential alternative designs, systems and materials.

Services shall be provided in coordination with the project's ownership team and CMR. Responders shall designate the lead project manager for project delivery.

This project will include architecture consultant services for all phases of the project including preliminary programming/project definition to establish agreed upon scope, budget, and schedule in collaboration with the CMR. All basic services during Preliminary Phase, Design Phase (schematic design, design development, construction documents), Bid-Award-Execution Phase, Construction Phase, and Post-Construction Phase are to be included. **The Standard General Conditions of the contract are not negotiable; proposed modifications to project specific items in the Supplemental Terms and Conditions may be entertained during contract negotiations.** Please review the Standard General Conditions of the contract here: <http://www.austintexas.gov/departments/professional-service-agreements>.

PROPOSED PROJECT SCHEDULE:

Design and construction administration services are anticipated to last up to six (6) years from the Notice to Proceed.

Phase A: Preliminary through Schematic Design Phase Services

Phase B: Design Development through Construction Phase Services

PROPOSED PROCUREMENT SCHEDULE

Step 1

Pre-Response Meeting: May 31, 2023

Solicitation Response Due (Step 1): July 11, 2023

Compliance Plan Due: July 18, 2023

Notification of Short-listed Firms: August 2, 2023

Step 2

Invitation to Interview: August 2, 2023

Conduct Interviews: August 14-18, 2023

Recommendation to City Council: October 5, 2023

Contract Execution: November 1, 2023

COST ESTIMATE:

The professional services fee is budgeted to be \$65,000,000 and the estimated total construction cost is \$999,000,000.

MAJOR AND OTHER SCOPES OF WORK:

Below is a list of the major scopes of work that the City has identified for this project. ****There must be representation for all major scopes of work listed in the prime's (team's) statement of qualifications.*** The experience of the firms listed to perform the Major Scopes of Work, whether a subconsultant or prime firm, will be evaluated under Consideration Item 6 – Major Scopes of Work – Comparable Project Experience.

Major Scopes of Work

Architecture

Urban Planning

Structural Engineering

Civil Engineering

Mechanical, Electrical, Plumbing (MEP) Engineering

In addition, the City has identified Other Scopes of work that MAY materialize during the course of the project. The City does not guarantee that the scopes listed under Other Scopes of work will materialize on this contract. If the prime consultant intends to enter into a sub-consulting agreement on a scope of work not listed below, the prime consultant is required to contact SMBR and request an updated availability list of certified firms in each of the scopes of work for which the prime consultant intends to utilize a subconsultant.

Other Scopes of Work

Landscape Architecture

Permitting Services

Sustainability/LEED

Roof/Envelope Consultant

Mobility/Transportation Consulting

Vertical Transportation, Façade Access, Building Maintenance

Interior Design

Waste Management

TAS/ADA Compliance Consulting

Audio/Visual Design

Signage and Wayfinding/Graphic Design
 Lighting Design
 Acoustical Consulting
 Fire and Life Safety Consulting
 Food Service Design/Consulting
 Security Consulting
 IT/Communications Consulting
 Cost Estimating

Notes:

- Construction Inspection and Public Information and Communications are **NOT** a subconsultant opportunity. These services will be performed in-house or under a separate contract.
- Participation at the prime or subconsultant level may create a conflict of interest and thus necessitate exclusion from future contracting opportunities with the City and or other Agencies related to or directly impacting the project.
- If the City determines that a conflict of interest exists at the prime or subconsultant level, the City reserves the right to replace/remove the prime or instruct the prime consultant to remove the subconsultant with the conflict of interest and to instruct the prime consultant to seek a post-award change to the prime consultant's compliance plan as described in City Code § 2-9B-23. Such substitutions will be dealt with on a case-by-case basis and will be considered for approval by Small and Minority Business Resources (SMBR) in the usual course of business. The City's decision to remove a prime or subconsultant because of a conflict of interest shall be final.
- A consultant performance evaluation will be conducted at the end of each Design and Construction phase.

CITY OF AUSTIN PUBLIC PARTICIPATION PRINCIPLES:

Accessibility and Inclusion

We are committed to provide a variety of options for participation, along with supportive resources and accommodations that enable underrepresented segments of our community to participate in a meaningful way.

Accountability

We will provide complete and easy-to understand information on the issues and make a complete record of feedback available to both participants and decision-makers.

Collaboration

We will work in partnership with the community to develop engagement processes that are appropriate to the needs and preferences of the participants, and that result in recommendations that are informed by the history and the shared knowledge of the communities we serve.

Consistency

In every engagement, we will provide advance notice of opportunities, meeting agendas, discussion agreements, timelines, and clear information about how participation will be used in the decision-making process.

Respect

We will maintain a mutually respectful environment that cultivates and supports inclusive public engagement and honest dialogue between and among participants and City representatives.

Stewardship

We will conduct ourselves as stewards of the public's resources, respecting and recognizing that the community has a voice in how those resources are used.