

Posting Language

Recommend approval to negotiate and execute a contract for architectural services for the Waller Creek Restack Plan with Robert Jackson and Michael McElhane Architects, Inc., in amount not to exceed \$3,000,000. (District 9)

MBE/WBE

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 9.07% MBE and 3.30% WBE participation.

Lead Department

Financial Services Department.

Client Department

Austin Water Assistant Director of Business Services, Anna Bryan-Borja

Fiscal Note

Funding is available in the Capital Budget of Austin Water.

Purchasing Language:

The Financial Services Department issued a Request for Qualifications (RFQS) 6100 CLMP358 for these services. The solicitation was issued on August 18, 2023, and closed on September 20, 2023. Of the eight offers received, the recommended contractor submitted the best evaluated responsive offer. A complete solicitation package, including a tabulation of the bids received, is available for viewing on the City's Financial Services, website, Austin Finance Online. Link: [Solicitation Document](#).

Council Committee, Boards and Commission Action:

February 14, 2024 - To be reviewed by the Water & Wastewater Commission.

Additional Backup Information:

Waller Creek Center is a ten-story office building that was constructed in the 1980's. The Waller Creek Restack project will be the first major effort to renovate and improve the building since its purchase by the City. The renovation will maximize the space in the building to accommodate current and future staffing needs, standardize the space, and provide uniformity throughout the building. The renovation will provide an efficient, modern, and productive work environment that will focus on sustainability, resiliency, and flexibility. The final design will align with the current design standards utilized in City offices, will provide interior architecture cohesiveness throughout Waller Creek Center, and will be LEED Silver certified.

Each floor of Waller Creek Center is approximately 13,000 square feet and accommodates various Austin Water program areas and divisions. These program areas and divisions perform various support functions for the utility and will require individual space planning and programming; each floor will require MEP engineering and structural engineering as well.

The renovation will cause minimal impact to the public; however, the floors that are under construction will not be open to staff or the public. Austin Water staff will continue to occupy the

building during construction, but staff on floors that are under construction will be temporarily relocated to other office space within the City.

Waller Creek Center is the main location for staff that support the critical infrastructure of the utility. The building systems need updating due to their age. The current configuration is outdated and does not allow for staff growth, resiliency, or sustainability.

This request allows for the development of an agreement with the selected firm. If the City is unsuccessful in negotiating a satisfactory agreement with the selected firm, negotiations will cease with that firm. Staff will return to Council so another qualified firm may be selected, authorizing new contract negotiations.

This project is located within District 9.

M/WBE Summary

Participation subgoals stated in the solicitation were 2.46% African American; 3.76% Hispanic; 2.85% Native/Asian American; 3.30% WBE. The Top Ranked firm(s) provided a MBE/WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department. The Second Ranked firm provided a MBE/WBE Compliance Plan that met the goals of the solicitation approved by the Small and Minority Business Resources Department.

Public notice was given for this Request for Qualifications CLMP358 Waller Creek Restack Plan , through the City's Financial Services website, Austin Finance Online. Eight firms submitted qualifications statements and responses were opened on September 20, 2023. Of the eight submittals received one submittal was from a MBE/WBE certified firm.

TOP RANKED FIRM: Robert Jackson & Michael McElhaneey Architects, Inc. – Total Participation:

NON M/WBE TOTAL – PRIME		49.30%
<u>Robert Jackson & Michael McElhaneey Architects, Inc., Austin, TX</u>		49.30%
MBE TOTAL – SUBCONSULTANTS		17.74%
<u>African American Subtotal</u>		2.74%
(FB) HIS Design Studio, Austin, TX	(Compliance Construction ADA, Feasibility (Cons.), Inspection Services Construction Type)	0.74%
(FB) Straight Line Management, San Antonio, TX	(Building Construction, Construction Services, Contractor, management Construction, Construction Consulting, Construction Management Services, Project Management Services)	2.00%
<u>Hispanic Subtotal</u>		3.89%
(MH) Jose I. Guerra, Inc., Austin, TX	(Engineering Consulting, Engineer Services Professional, Structural Engineering, Mechanical Engineering, Fire Protection)	3.89%
<u>Native/Asian American Subtotal</u>		11.11%
(MA) Encotech Engineering, Austin, TX	(Mechanical Engineering, Electrical Engineering, Engineering Consulting)	11.11%
WBE TOTAL – SUBCONSULTANTS		32.96%
(FW) Seventh Spectrum Studios, LLC, Austin, TX	(Arch Services, Prof; Arch & Engin Serv, NonProf; MiscNo2))	30.74%
(FW) Blue Ocean Energy LLC, Austin, TX	(Other Scientific and Technical Consulting Services)	1.85%
NON M/WBE TOTAL - SUBCONSULTANTS		0.37%
Delta Permitting, Austin, TX	(Permitting)	0.37%

SECOND RANKED FIRM: Marmon Mok, LP – Total Participation:

NON M/WBE TOTAL – PRIME	87.63%
Marmon Mok, LP, San Antonio, TX	87.63%
MBE TOTAL – SUBCONSULTANTS	9.07%
African American Subtotal	2.46%
(MB) CNG Engineering, PLLC, Austin, TX (Engineering Services, Electrical Engineering, Mechanical Engineering)	2.46%
Hispanic Subtotal	3.76%
(MH) Datum Rios, LLC, San Antonio, TX (Structural Engineering)	3.76%
Native/Asian American Subtotal	2.85%
(MA) Baer Engineering & Environmental Consulting, Inc., Austin, TX (Permitting Services, Environmental)	2.85%
WBE TOTAL – SUBCONSULTANTS	3.30%
(GE) Combs Consulting Group, Austin, TX (Telecommunications Consulting, Security, Safety Consulting)	3.30%