



City of Austin

Recommendation for Action

File #: 24-3751, Agenda Item #: 19.

2/29/2024

Posting Language

Authorize negotiation and execution of a professional services contract for building renovation and remodeling architectural design services for the Waller Creek Restack project with Robert Jackson and Michael McElhaney Architects, Inc., in an amount not to exceed \$3,000,000.

[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 with 17.74% MBE and 32.59% WBE participation].

Lead Department

Financial Services Department.

Managing Department(s)

Austin Water.

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 log of offers received, is available for viewing on the City's Financial Services website, Austin Finance Online. This information can currently be found at:
https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=139365.

For More Information:

Direct questions regarding this Recommendation for Council Action to the Financial Services Department - Central Procurement at: FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500. Respondents to the solicitation and their Agents should direct all questions to the Authorized Contact Person identified in the solicitation.

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 mechanical, electrical, and plumbing 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 accessible. 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 a contract with the selected firm. If the City is unsuccessful in negotiating a satisfactory contract 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.