

AGENDA



Thursday, March 27, 2008

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION****Item No. 15**

Subject: Authorize the selection process to be used for Design Team for the New Central Library Project.

Amount and Source of Funding: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Rosie Truelove 974-3064, Robin Field 974-7064

On November 7, 2006, the citizens of the City of Austin approved a bond issue for the design, construction, and furnishing of a new 250,000 sq. ft. Central Library as a replacement for the severely outgrown 110,000 sq. ft. Faulk Central Library. The \$90 million funding will allow for the completion of 170,000 sq. ft. of library space and 50,000 sq. ft. for library administration. Eighty thousand square feet will be available for future growth of the library system. This new Central Library will include: increased research and circulating collections augmenting branch collections; additional seating, meeting and study room space, a café, and an auditorium; improved information technology including a high tech center; program and exhibit space for community and cultural events; dedicated program space for youth and teens; a family center offering programs and services for all ages; increased parking and accessibility, including close proximity to public transportation and pedestrian and bicycle facilities; and a business and career center, positively contributing to the economic well being of the community.

The project delivery method recommended for the New Central Library is Construction Manager at Risk.

The New Central Library Design Team selection process is based on the process used to select the Design Team for the New City Hall and it will occur in three phases:

Phase I: Request for Qualifications Process and Scoring This will be a modified City of Austin Request for Qualifications Process whereby team qualifications are requested, evaluated and scored by a Design Team Selection Committee composed of City of Austin Staff. From this evaluation, a "short-list" of approximately five Design Teams will be selected and invited to participate in Phase II. The scope of services for the solicitation will factor in the policies articulated in the Resolution approved by Council on February 14, 2008 (item 54).

Phase II: Interviews and Presentations Design Teams will be invited to make a presentation to and interview with the Selection Committee. For this Phase, additional personnel will participate as advisors to the Committee. Specific areas of focus will be requested at the time that invitations are issued. Presentations led by the Design Team's Architect/Lead Designer and Project Manager should address issues including 1) the Team's prior experience, design philosophy, and work plan for the design of the New Central Library; 2) traditional and multimedia presentation methods proposed for communicating the Project design to the public, City staff and Officials; and 3) past experience with Community involvement during the Design Phase of services. Based upon these presentations and interviews, the Selection Committee will designate up to three Design Teams to participate in Phase III. The three Design Teams will be presented to Council without disclosure of the Selection Committees scores and rankings.

Phase III: City Council Presentations The designated Design Teams will be asked to repeat the Phase II presentations to the Austin City Council in a regularly scheduled meeting that will include a question and answer session with the Council Members. Following the presentations to Council, the Phase II

presentation materials will be made available in a public setting for public inspection and comment. The City Council action to select a Design Team for the award of the contract will take place approximately two weeks after the presentations.

Involvement in the Design Process The Library Department will work with the selected consultant to conduct a public design process. There will be a series of widely advertised design-input meetings with the public, held strategically in the four quadrants of the City, as well as downtown. The public's input will then be rolled into the schematic design for the facility. Another series of design-review meetings will be held with the public towards the end of design development to show them how their input has shaped the design. The conceptual and schematic designs will be presented to Council for review and approval.

Evaluation Matrix The Evaluation Matrix for the New Central Library will include a focus on 4 key individuals from the Design Team – the Project Principal, the Project Manager, the Project Architect, and the Central Library Consultant. The prime firm must employ the Project Principal and Project Manager – the Project Architect and the Central Library Consultant may be a subconsultant to the prime firm. This will help ensure that local firms are able to compete for the project and that the City will have the ability to evaluate all the necessary key project participants. Staff recognizes the importance of the Design Team's experience working in Austin and with the Citizens of Austin so for this project only, it is recommended to adjust the point allocations in the Standard Consultant Selection Matrix to make Consideration Item 7 – Team's Experience with Austin Issues – be valued at 12 points (instead of 8) and Consideration Item 9 – City of Austin's Experience with Prime Firm – be valued at 7 points (instead of 11).