

AGENDA



Thursday, December 17, 2009

Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION

Item No. 37

Subject: Authorize negotiation and execution of a professional services agreement with SEBESTA BLOMBERG & ASSOCIATES, INC., Irving, TX, for professional engineering commissioning services for the New Central Library in an amount not to exceed \$800,000.

Amount and Source of Funding: Funding is available in the Fiscal Year 2009-2010 Capital Budget of the Library Department.

Fiscal Note: A fiscal note is attached.

For More Information: John Gillum 974-7495; Debra Dibble 974-7027; April Thedford 974-7141

Purchasing Language: Best qualification statement of twelve (12) statements received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9B of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this solicitation.

The City of Austin's Public Library Department anticipates selecting a Commissioning Agent (CA) to provide commissioning services in relation to constructing a 250,000 sq. ft. new building at 704 W. Cesar Chavez Street. This building will house the Austin Public Library's (APL's) New Central Library, library administration and various staff support services.

Commissioning shall ensure that all elements of the project are designed, installed, functionally tested, documented and capable of being maintained to perform in compliance with APL's project requirements.

The CA shall help to ensure the integration of HVAC, electrical, plumbing, building enclosure, and all other diverse elements of the project into one complete and functioning project site. This shall be accomplished by having one entity responsible for overseeing the project and by ensuring construction and design are properly implemented and meet all of APL's project requirements. The firm selected as Commissioning Agent (CA) shall have at least five (5) years specialized experience in commissioning of projects similar to APL's New Central Library. Experience shall include design review and other pre-construction activities, not just "start-up" phase commissioning. APL is committed to commissioning this facility to ensure that all systems are complete and functioning properly upon occupancy and that APL's staff has adequate system operations and maintenance documentation and training. This authorization provides for estimated funding amount of \$800,000.

This request allows for the development of a professional service agreement with the recommended firm. Should the City be unsuccessful in negotiating a satisfactory agreement with the recommended firm, negotiations will cease with that firm. Staff will then return to Council and request authorization to begin negotiations with the alternate recommendation listed below.

Due to the limited subcontracting opportunities on the proposed scope of work, no MBE/WBE participation goals were established by the Department of Small and Minority Business Resources for this solicitation. Even though no goals have been established for this solicitation, the respondents are

required to comply with the City's MBE/WBE Procurement Program, if areas of subcontracting are identified.

Notification of issuance of a Request for Qualifications (RFQ) for the subject services was sent to 328 firms on July 31, 2009. The RFQ was obtained by 24 firms, and 11 firms submitted qualification statements. One of the firms was certified MBE/WBE firm. Of the 11 firms evaluated, three firms were short-listed and interviewed.

RECOMMENDED FIRM: SEBESTA BLOMBERG & ASSOCIATES, INC.; ALTERNATE FIRM: KWR ENGINEERING SERVICES, LLC