

AGENDA



Thursday, August 5, 2010

**Economic Growth & Redevelopment Services
RECOMMENDATION FOR COUNCIL ACTION****Item No. 9**

Subject: Authorize negotiation and execution of a design agreement with Jim Isermann, of Palm Springs, CA, for the design of the Seaholm Substation Wall, Art in Public Places project, in an amount not to exceed \$144,000.

Amount and Source of Funding: Funding is available in the Fiscal Year 2009-2010 Capital Budget of Austin Energy and was approved by City Council for this project on February 25, 2010.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Megan Crigger, AIPP Administrator, EGRSO / 974-9312; Vincent Kitch, Cultural Arts Program Manager, EGRSO / 974-9310

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 for Professional Services) by meeting the goals of: 7.45% MBE and 3.26% WBE subconsultant participation.

Boards and Commission Action: Recommended by the Austin Arts Commission and the Art in Public Places Panel.

Prior Council Action: February 25, 2010 - Council authorized funding for the design and construction of the Austin Energy Seaholm Substation perimeter wall, not to exceed \$750,000, as part of the Seaholm East Redevelopment District as a public art project.

The Seaholm District is a former industrial section of southwest downtown Austin that is undergoing a redevelopment and transformation into an urban mixed-use neighborhood. In addition to residential, hotel and open-space development, the redevelopment project includes construction of a new Central Library for Austin on land that currently contains the southern portion of the Seaholm Electrical Substation. Construction of the new Central Library requires reduction of the existing electrical substation facility from two city blocks to one city block, and constructing a secure wall around the reduced substation footprint.

Redevelopment of the Seaholm District is essential to the viability and civic attractiveness of this portion of downtown. In recognition of the value of thoughtful design of the electrical substation wall as well as maintaining the safety and security needs as per Austin Energy (AE) standards a Memorandum of Understanding (MOU) was executed between the Art in Public Places Program and Austin Energy to commission a work of art inclusive of design, engineering and construction that will serve as infrastructure in the form of a wall enclosing the Seaholm Substation.

The Art in Public Places Program, in collaboration with the Contract and Land Management Department and the Department of Small and Minority Business Resources, released a Request for Qualifications on March 16, 2010 seeking statements of qualifications from artist-led design/engineering teams that could meet the aesthetic and artistic goals of the AIPP Program, design an innovative solution for the wall encircling the Seaholm Substation, and meet the security and safety specifications of Austin Energy as well as any other applicable codes, ordinances and regulations.

The City received twenty-four (24) responsive and compliant submissions. On June 1, 2010 those submissions were reviewed and evaluated by an Evaluation Panel made up of members of the AIPP Panel, EGRSO staff and Austin Energy Staff. The evaluators were advised by AIPP staff, CLMD staff and representatives of adjacent development taking place in the Seaholm Redevelopment District. Based on those evaluations, the top three (3) ranking artist-led teams were invited to present their conceptual approaches to the project and be interviewed by the Evaluation Panel.

On June 29, 2010 the Evaluation Panel viewed presentations, conducted interviews and scored the top three artist-led teams based on their presentations and answers to interview questions. Those scores were added to the previous scores to develop the final ranking of all submissions.

The final rankings were forwarded to the Art in Public Places Panel on July 12, 2010 and to the Austin Arts Commission on July 19, 2010.

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

Recommended Lead Artist:
Jim Isermann

Alternate Lead Artist:
Nader Tehrani (Office dA)

Participation goals stated in the solicitation were: 7.45% MBE % and 3.26% WBE. The recommended Lead Artist provided an MBE/WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department. The alternate Lead Artist provided an MBE/WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department.

RECOMMENDED FIRM: JIM ISERMAN – Total Participation:

NON M/WBE TOTAL – PRIME 39%
Jim Isermann, Palm Springs, CA 39%

MBE TOTAL – SUBCONSULTANT 7.5%
(FH) MWM Design Group, Austin, TX (land survey, civil engineering) 4.5%
(HM) Jose I. Guerra, Inc., Austin, TX (electrical and lighting consultant) 2.3%
(MB) ASD Consultants, Austin, TX (cost estimating consultant) 0.7%

WBE TOTAL – SUBCONSULTANT 3.4%
(FW) Ten Eyck Landscape Architects, Austin, TX (landscaping architecture) 3.4%

NON M/WBE TOTAL – SUBCONSULTANT 50.1%
Specht Harpman (architectural services) 35.1%
Architectural Engineers Collaborative (structural engineering) 15.0%

ALTERNATE FIRM: NADER TEHRANI (Office dA) – Total Participation:

NON M/WBE TOTAL – PRIME 45%
Nader Tehrani (Office dA), Boston, MA 45%

MBE TOTAL – SUBCONSULTANT 15%
(MA) Raymond Chan and Associates, Inc., Austin, TX (civil engineering) 8%
(FH) Macias and Associates, LP, Austin, TX (survey and SUE) 5%
(MH) Maldonado-Burkett Intelligent Transportation Systems, LLP, Austin, TX 2%
(electrical engineering and lighting)

WBE TOTAL – SUBCONSULTANT 35%
(FW) P.E. Structural Consultants, Inc. Austin, TX (structural engineering) 27%
(FW) Ten Eyck Landscape Architecture, Austin, TX (landscape architecture) 8%

NON M/WBE TOTAL – SUBCONSULTANT 5%

Raba-Kistner-Brytest Consultants, Inc., Austin, TX (geotechnical soils testing) 5%