

A G E N D A



Recommendation for Council Action (CMD)

Austin City Council

Item ID:

19156

Agenda Number

15.

Meeting Date:

October 18, 2012

Department:

Contract Management

Subject

Authorize negotiation and execution of an amendment to the Construction Manager at Risk contract with HENSEL PHELPS CONSTRUCTION CO. for additional preconstruction phase services for the New Central Library and related improvements in an amount not to exceed \$200,000 for a total preconstruction phase authorization not to exceed \$948,339.

Amount and Source of Funding

Funding in the amount of \$169,454.00 is available in the Fiscal Year 2012-2013 Capital Budget of the Austin Library Department. Funding in the amount of \$30,546.00 is available in the Fiscal Year 2012-2013 Capital Budget of Austin Energy.

Fiscal Note

A fiscal note is attached.

Purchasing
Language:

Prior Council
Action:

January 26, 2012 – Approved an amendment for additional Preconstruction Phase services with Hensel Phelps Construction Co.; July 29, 2010 – Approved the negotiation and execution of the CM@ R contract with Hensel Phelps Construction Co.; March 6, 2008 – Authorized Construction Manager at Risk as the Project Delivery Method.

For More
Information:

Cynthia Jordan 974-7183; Susan Lambe 974-7852; Lynda Williams 974-3066; April Shaw 974-7141.

Boards and
Commission
Action:

MBE / WBE:

This contract was awarded in compliance with Chapter 2-9A of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program) with 0.00% MBE and 0.00% WBE subcontractor participation to date.

Related Items:

Additional Backup Information

The Construction Manager at Risk (CM@R) agreement with Hensel Phelps consists of both Preconstruction Phase Services and Construction Phase Services for the development of the New Central Library. Hensel Phelps is currently performing Preconstruction Phase Services which includes collaboration with the City and design teams throughout the design development. Such services consist of constructability and scope reviews for optimal design, control of costs, budgets, and schedules. Currently, the Construction Manager at Risk agreement includes an amount not to exceed \$748,339 for Preconstruction Phase Services for the New Central Library development. The total of these services includes additional scope for Primavera Scheduling services which was added by the First Amendment in June 2011 and additional scope which includes 2nd Street Bridge and Extension/Shoal Creek to West Avenue which was added by the Second Amendment in April 2012.

This request is for Council's approval to increase Hensel Phelps' Preconstruction Phase Services for the Seaholm Substation Wall construction scope and for early preparation and development of design for the dewatering system and the shoring and soil retention system which will avoid delays in obtaining the site development permit for the New Central Library.

The Seaholm Substation Wall will serve as infrastructure in the form of an art wall enclosing the City's downtown electrical substation located in the Seaholm District of which the New Central Library will become a part. The wall will be approximately 1,200 linear feet in length, with a height from 12' to 25' and is adjacent to the total New Central Library development. There is significant physical overlap between the Seaholm Substation perimeter wall and the various Library's related improvements (2nd Street from Shoal Creek to West Avenue and the bridge over Shoal Creek; the required Shoal Creek bank stabilization improvements, installation of subsurface utilities and the required excavation and soil retention systems, etc.) already included in the Construction Manager at Risk agreement with Hensel Phelps. The City believes that by adding the Seaholm Substation Wall construction scope to the existing Construction Manager at Risk agreement, the City's risk exposure would be minimized tremendously. By allowing the Construction Manager the ability to more efficiently and safely manage the overall site construction including remediation of contaminated soil, which has migrated from the Seaholm power substation to the 2nd Street and Library project site, the Construction Manager will have a much greater ability to address and manage the multiple overlapping subprojects in a very tight area of downtown. In addition, by including this scope of work, materials excavated from one subproject can be used as fill for another and the use of an existing abandoned Austin Energy pump vault will be available for storm water detention for the Library project.

As required by the Construction Manager at Risk agreement and state statute, the Construction Manager (Hensel Phelps) will obtain competitive bids/proposals for all construction work packages. The Project Team is currently working with Hensel Phelps to determine the number of work packages required for the encompassing scopes of the New Central Library development. The City will have extensive oversight and approval of the bids/proposals including Small and Minority Business Resources Department approval.

Council's approval will increase the total Preconstruction Phase Services for an amount not-to-exceed \$200,000 for the Seaholm Substation Wall construction scope and required early preparation and development of design for dewatering and shoring and soil retention scope. The total authorized Preconstruction Phase Services shall not exceed \$948,339.