



Seaholm Development District

New Central Library

2nd Street Extension & Bridge over Shoal Creek

Shoal Creek Greenbelt Improvements

Seaholm Substation Wall

Why are We Here?

Authorize funding for the New Central Library project Construction Manager at Risk contract with Hensel Phelps Construction Company in the Construction Cost Limitation amount of \$109,300,000 with an Owner Contingency of \$2,600,000 for a total Not to Exceed of \$111,900,000.



New Central Library	\$ 91,600,000
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2 nd Street Extension, Bridge over Shoal Creek, & Shoal Creek Greenbelt Improvements	\$ 18,600,000
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<u>Seaholm Substation Wall</u>	<u>\$ 1,700,000</u>
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Construction Cost - TOTAL	\$111,900,000
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Previous City Council Actions

- 03/06/2008 - Council approved Construction Manager at Risk (CM@R) delivery method for New Central Library
- 12/11/2008 - Council awarded design contract for the New Central Library to Lake Flato Shepley Bullfinch, a Joint Venture
- 07/29/2010 - Council awarded CM@R contract to Hensel Phelps Construction Company
- 08/26/2010 - Council awarded design contract for the Seaholm Substation Wall to Nader Tehrani (Office dA)



Previous City Council Actions continued

- 12/09/2010 - Council approved the New Central Library's Building Program and revised funding plan for \$120 million
- 10/20/2011 - Council approved New Central Library's Schematic Design
- 01/26/2012 - Council approves an Amendment to Hensel Phelps's contract for additional Pre-Construction Phase Services (include the 2nd Street Bridge and Roadway Extension)



Previous City Council Actions continued

- 02/09/2012 - Council approves Seaholm Substation Wall's Schematic Design
- 09/27/2012 - Council briefed on Seaholm Development District Public Spaces and New Central Library Design Development status
- 10/18/2012 - Council approves an Amendment to Hensel Phelps's contract for additional Pre-Construction Phase Services (include the Seaholm Substation Wall)







Seaholm Development District - Future Build-Out Plan



2nd Street at Nueces Street



Seaholm Development District



2nd Street Bridge at
Shoal Creek



2nd Street North of the
New Central Library



Seaholm Substation
Screen Wall



Seaholm Development District

Austin's New Central Library

View from the northeast



Seaholm Development District

Austin's New Central Library

View from West Cesar Chavez



Seaholm Development District

Austin's New Central Library

View from the southeast



Shoal Creek Greenbelt Improvements



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Shoal Creek Greenbelt Improvements



Seaholm Development District



Library Atrium at 3rd Floor



Children's Reading Porch



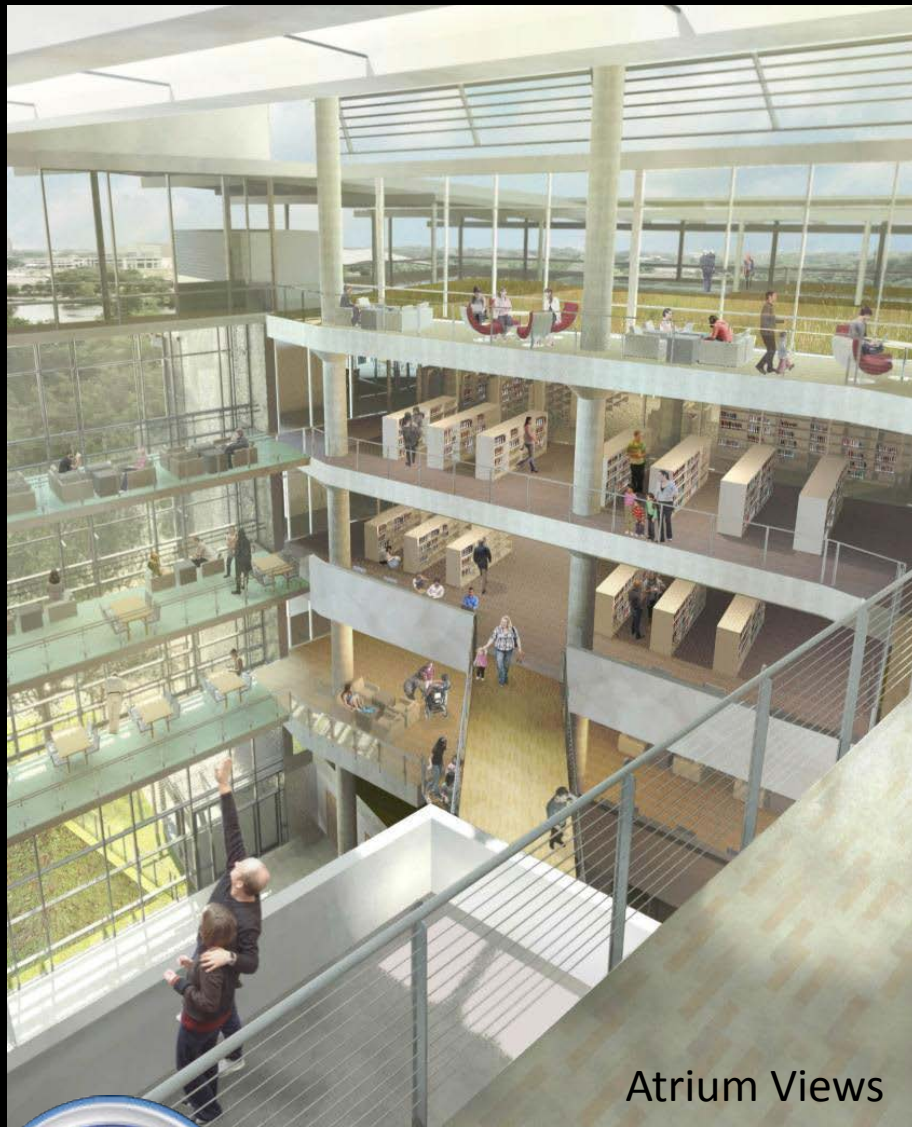
Seaholm Development District

Teen Area

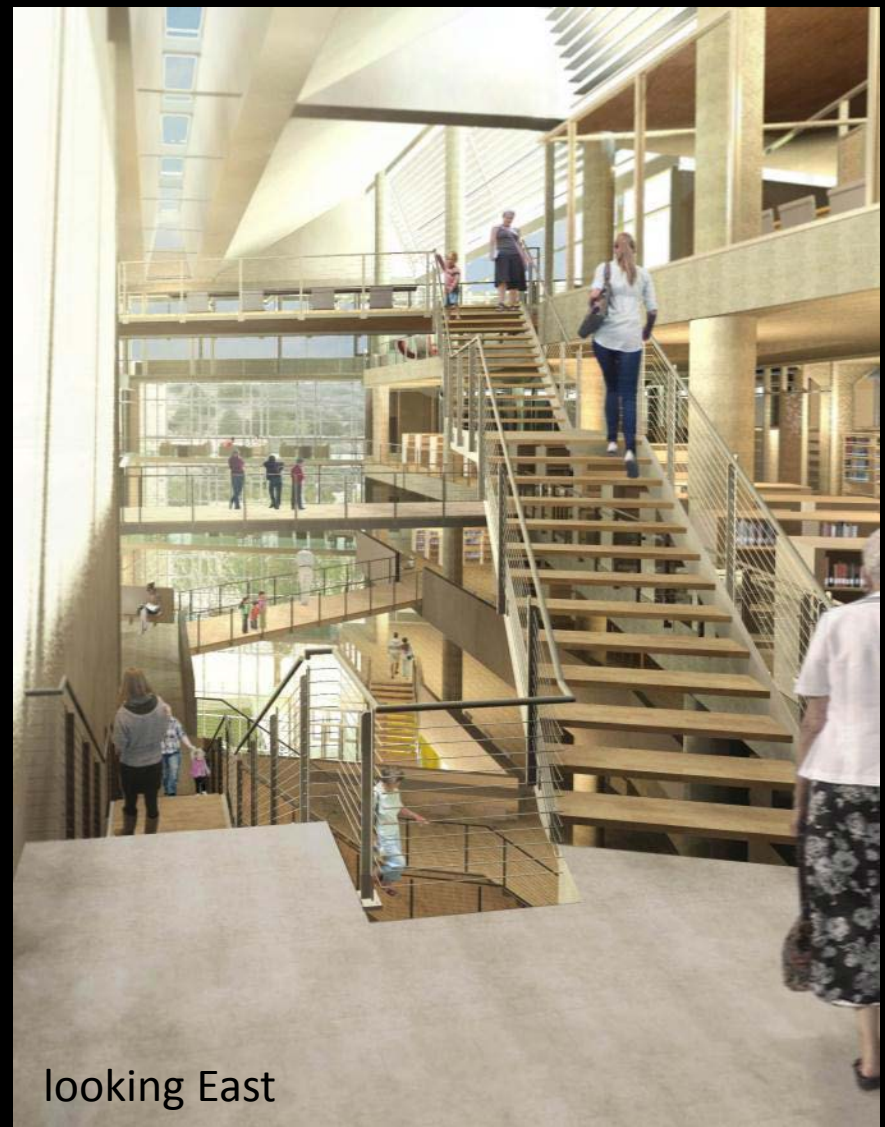


Reading Room





Atrium Views



looking East



Next Steps

- 05/09/2013 - Council approves Construction Manager at Risk (CM@R) Construction Cost Limitation
- 05/20/2013 - City approves Guaranteed Maximum Price for Package 1 - Utility Scope
- 05/30/2013 - GROUND BREAKING CEREMONY
- June 2013 - 2nd Street Utility Scope - Construction Begins
- June 2013 - New Central Library Excavation & Retention System – Construction Begins



Next Steps continued

- July 2013 - City approves Guaranteed Maximum Price for Package 2 – Remaining Scope (Library, 2nd Street, & Substation Wall)
- Dec. 2013 - Package 2, Remaining Scope (Library, 2nd Street, & Substation Wall) – Construction Begins
- 2016 - Construction complete
- 2016 - **GRAND OPENING CEREMONY**





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