

## A G E N D A



## Recommendation for Council Action (CMD)

Austin City Council	Item ID:	30585	Agenda Number	8.
Meeting Date:	February 27, 2014			
Department:	Contract Management			
Subject				
Authorize negotiation and execution of a professional services agreement with VOLZ O'CONNELL HUTSON, INC., (staff recommendation) or one of the other qualified responders to RFQ Solicitation No. CLMP137, to provide architectural services for the Elisabet Ney Museum Restoration – Building, Interior and Site Improvements project in an amount not to exceed \$400,000.				
Amount and Source of Funding				
Funding is available in the FY 2013-2014 Capital Budget of the Parks and Recreation Department.				
Fiscal Note				
A fiscal note is attached.				
Purchasing Language:	Staff recommendation is the most qualified firm out of five firms evaluated through the City's qualification-based selection process.			
Prior Council Action:				
For More Information:	Robin Camp, 512-974-7830; Garrett Cox, 512-974-9423; Rolando Fernandez, 512-974-7749; Felecia Shaw, 512-974-6017.			
Boards and Commission Action:	To be reviewed by the Parks and Recreation Board on February 25, 2014.			
Related Items:				
MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 22.15% MBE and 18.43% WBE subconsultant participation.			
Additional Backup Information				

The Elisabet Ney Museum and grounds, Formosa, is the artist studio and residence of a German immigrant of notable sculptures. Elisabet Ney designed and was on-site during the construction of the structure located in what is now Hyde Park. At this studio/residence, Ney hosted many political dignitaries and inspired the art community in Austin. Following Ney's death in 1907, her friends preserved the studio and its contents as the Elisabet Ney Museum and established the Texas Fine Arts Association dedicated to her memory.

The Elisabet Ney Museum is listed as a Texas State Archeological Landmark Site, an Austin Historic Landmark, and is listed in the National Register of Historic Places based on its significance as the former American studio of Elisabet Ney. The Museum is also a member of the National Trust for Historic Preservation's Historic Artists' Homes and Studios program.

This project will use the 2007 Master Plan under a grant from Save America's Treasures as the framework for restoration. There are historic landscape components, protection of the art and artifacts of the collection must be considered, as well as an accessory building that needs to be renovated while considering the historical context of the rest of the site.

The selected firm will use existing master plan documents to establish priorities, in conjunction with stakeholders and City staff, to develop plans for necessary repairs and restoration, such as:

- New air conditioning system
- Window repairs
- Hazard mitigation
- Building envelope issues
- Masonry repairs
- Wood and structural repairs
- Historic documentation
- Utilizing an accessory building
- Sequencing historic restoration elements on the building and site

#### **Preliminary Phase:**

**Main Museum Studio and Residence of Elisabet Ney:** Evaluate the current building conditions according to recent work, staff recommendations, site visits; and by utilizing the Master Plan as a framework, establish a general priority scope of work and preliminary cost estimate regarding interior and exterior restoration to the museum building.

**The Lodge:** Evaluate the structure and provide preliminary design recommendations and cost estimates for renovating and using the building for accessory functions such as staff office, programming, restrooms and storage.

This phase will include one public meeting along with regular design progress meetings with City staff.

#### **Design and Bid Phase:**

Develop schematic (30%), Design Development (60%) and construction documents (90%-100%) for both buildings.

This phase will include at least one public meeting and/or a presentation to the Austin Parks Board.

**Main Museum Studio and Residence of Elisabet Ney:** In coordination with City project manager, develop bid documents and assist in solicitation of project to bid. This includes preparing project manual specifications, bid sheets, attending pre-bid conference and bid opening as well as addendum and other bid documents.

**The Lodge:** Bidding for this building is not anticipated at this time.

**Construction Phase:**

**Main Museum Studio and Residence of Elisabet Ney:** Construction administration including participation in construction progress meetings, project oversight, responding to requests for information and other typical construction administration activities.

This authorization provides for funding of professional services related to preliminary, design, bid, construction, and warranty phase services.

This request allows for the development of an agreement with the staff-recommended firm or another qualified responder that Council selects. If the City is unsuccessful in negotiating a satisfactory agreement with the Council-selected firm, negotiations will cease with that provider. Staff will return to Council so that Council may select another qualified responder and authorize contract negotiations with this provider.

Participation subgoals stated in the solicitation were 1.90% African American; 9.00% Hispanic; 4.90% Native/Asian American; 15.80% Women Business Enterprise. The recommended firm provided a minority-owned and women-owned business enterprises MBE/WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department. The alternate firm provided a MBE/WBE Compliance Plan that met the goals of the solicitation and was approved by the Small and Minority Business Resources Department.

Notification of issuance of a Request for Qualifications (RFQ) for the subject services was sent to 1070 firms on October 10, 2013. The RFQ was obtained by 125 firms and seven submitted qualification statements. Three of the firms were certified MBE/WBE firms.

**RECOMMENDED FIRM:** VOLZ O'CONNELL HUTSON, INC.

**ALTERNATE FIRM:** WISS, JANNEY, ELSTNER ASSOCIATES, INC.

Volz O'Connell Hutson, Inc. is located in Austin, TX.

Wiss, Janney, Elstner Associates, Inc. is located in Austin, TX.