

## A G E N D A



## Recommendation for Council Action (CMD)

Austin City Council

Item ID:

46346

Agenda Number

12.

Meeting Date:

June 18, 2015

Department:

Contract Management

## Subject

Authorize negotiation and execution of a professional services agreement with MCKINNEY ARCHITECTS INC. dba MCKINNEY YORK ARCHITECTS (staff recommendation), or one of the other qualified responders to Request for Qualifications Solicitation No. CLMP176 to provide architectural services for the InVision Studios Project at the Austin Convention Center in an amount not to exceed \$250,000.

## Amount and Source of Funding

Funding is available in the Fiscal Year 2014-2015 Capital Budget of the Austin Convention Center.

## Fiscal Note

A fiscal note is attached.

**Purchasing Language:**

Staff recommendation is the most qualified firm out of six firms evaluated through the City's qualifications-based selection process.

**Prior Council Action:**



**For More Information:**

Alison Von Stein, 512-974-7217; Rolando Fernandez, 512-974-7749; Lucy Bonee, 512-974-7967; Elizabeth Godfrey-Weidig, 512-974-7141

**Boards and Commission Action:**



**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 18.00% MBE and 15.80% WBE participation.

## Additional Backup Information

The purpose of the InVision Studios project is to create usable space for the Austin Convention Center and its clients, and to create a high-quality, multi-purpose event/studio area with a high-end commercial kitchen at its center. The newly designed space will include a reception area, think tank/design studio, and culinary studio/tasting kitchen.

Currently, the Austin Convention Center uses meeting rooms adjacent to its north kitchen to conduct food tastings for potential event clients. While this method has been workable, it is not ideal. The goal for the renovation is to create functional spaces that have the potential to enhance customer service, secure additional business, and generate added revenue for the Austin Convention Center. The recommended firm will provide architectural services for preliminary phase, schematic design phase, design development phase, construction document phase, construction phase, and post-construction phase for the project. The preliminary design shall include information gathering meetings with key stakeholders to collect requirements, existing conditions analysis, and a creation of a quality control plan.

Funding for the project was established in an initial Capital Investment Fund of \$1.5 million by Levy Restaurants; Levy Restaurants operates the catering and concession services for the Austin Convention Center. Funds are repaid to the contractor over a 10 year term through a monthly expense. It is anticipated \$1.2 million will be available to reimburse the Austin Convention Center Department for the project. The Austin Convention Center Department will cover costs for any remaining balance. The requested project funding will cover design into construction phase services.

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

Participation sub-goals stated in the solicitation were 1.90% African American; 9.00% Hispanic; 4.90% Native/Asian; and 15.80% WBE. The recommended firm 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 firm also provided an 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 solicitation issued on February 23, 2015 through the City's Vendor Connection web portal, which resulted in 1,394 firms receiving notice. The solicitation was obtained by 84 firms and six submitted qualification statements. Four of the firms were certified MBE/WBE firms. Of the six firms evaluated, no firms were interviewed which resulted in the following recommendation:

**RECOMMENDED FIRM:** MCKINNEY ARCHITECTS INC. dba MCKINNEY YORK ARCHITECTS

**ALTERNATE FIRM:** THE LAUCK GROUP INC / THE LAUCK GROUP, INC.

McKinney Architects Inc. dba McKinney York Architects is located in Austin, TX.  
The Lauck Group Inc. / The Lauck Group Inc. is located in Austin, TX