

## A G E N D A



## Recommendation for Council Action (CMD)

Austin City Council

Item ID:

47811

Agenda Number

7.

Meeting Date:

August 20, 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. CLMP177 to provide architectural services for the Montopolis Recreation and Community Center in an amount not to exceed \$1,200,000.

## Amount and Source of Funding

Funding in the amount of \$912,000 is available in the Fiscal Year 2014-2015 Capital Budget of the Parks and Recreation Department. Funding in the amount of \$288,000 is available in the Fiscal Year 2014-2015 Capital Budget of the Health and Human Services Department.

## Fiscal Note

Fiscal notes are attached.

**Purchasing Language:**

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

**Prior Council Action:**



**For More Information:**

Kalpana Sutaria, 512-974-7225; Lucy Bonee, 512-974-7967; Rolando Fernandez, 512-974-7749; 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 27.00% MBE and 16.50% WBE participation.

## Additional Backup Information

As part of the 2012 Bond Program, Austin voters approved a new Montopolis Recreation and Community Center as part of Propositions # 14 for the Parks and Recreation Department and # 17 for the Health and Human Services Department. The Montopolis community is a multi-cultural and bilingual community in East Austin that has been an integral part of the community for more than 40 years. The purpose of this project is to provide a newly improved recreation and community center to the residents of the Montopolis neighborhood and citizens of Austin, while incorporating the historical and cultural values into the new building's design.

The new building will house services such as after-school activities, youth sport and specialized classes, education programs, exercise and fitness classes, health, wellness and nutrition programs, senior activities, neighborhood center services, seasonal services and other health services for preventative care. The facility is estimated to be approximately 33,000 square feet. The total area of the site is 7.6 acres and of that area, 5.05 acres has a parkland use restriction and the remaining 2.55 acres can be used for City programs. The swimming pool and ball field will be preserved as part of the park services. The playground location will be reviewed during design phase and may be relocated on the site. The anticipated design completion date is April 2017 with construction completion in August 2019. Per City Council Resolution No. 20071129-045, the project shall achieve Leadership in Energy and Environmental Design (LEED) Silver certification at a minimum.

During the project planning phase, City staff held community meetings in the Montopolis area and reached out to the community using a variety of communication methods to seek input for the project. A list of services and site studies were shared with the community in order to prioritize the services for this center. The community expressed their interest in providing input to the Request for Qualifications process. City staff held a community engagement meeting on March 11, 2015 at the Montopolis Recreation Center to gather feedback and input from the community to be incorporated into the Request for Qualifications solicitation documents. The community provided over 30 comments associated with both the scope and evaluation criteria. City staff also provided comment cards so that individuals who were unable to attend the meeting could provide input through the end of March. Staff took the information gathered at the meeting and from the comment cards, and incorporated the community's comments into the final scope of services and evaluation criteria documents. A follow-up community meeting was held on April 30, 2015 to review the changes incorporated used for this solicitation as a result of the community's input.

This important community engagement process added time to the project schedule. A new schedule was shared with the community and City staff was told to expedite the schedule in order to open the facility in August of 2019 or earlier.

This contract will include architectural/engineering consulting services for all phases of the project including: review of the building program and previous site studies; design phase services; bid phase services; construction phase services; post-construction and warranty phase services.

This authorization provides funding for all phases of the project mentioned above for the selected firm.

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; 15.80% WBE. The recommended 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. The alternate firm also 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 solicitation was issued on April 13, 2015 through the City's Vendor Connection web portal, which resulted in 1,438 firms receiving notice. The solicitation was obtained by 135 firms and 11 submitted qualification statements. Five of the firms were certified MBE /WBE firms. Of the 11 firms evaluated, four firms were short-listed and interviewed which resulted in the following recommendation:

RECOMMENDED FIRM: MCKINNEY ARCHITECTS INC. dba MCKINNEY YORK ARCHITECTS

ALTERNATE FIRM: JAIME BEAMAN AIA INC. dba CASABELLA ARCHITECTS

McKinney Architects Inc. dba McKinney York Architects is located in Austin, TX.

Jaime Beaman AIA Inc. dba CasaBella Architects (MBE /MH) is located in Austin, TX.