

Art in Public Places Program
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PROCESS SUMMARY

Austin Energy Seaholm Wall

ART IN PUBLIC PLACES PROJECT

SELECTION PANEL

Risa Puleo, AIPP Chair
Ryan Thompson, AIPP Vice Chair
Jaime Castillo, AIPP Panel Member
Jennifer Chenoweth, AIPP Panel Member
Murray Legge, AIPP Panel Member
Lynn Osgood, AIPP Panel Member
Irene Roderick, AIPP Panel Member
Fred Evins, Economic Growth & Redevelopment Services Office
Greg Kiloh, Economic Growth & Redevelopment Services Office
Dorthy Kester, Austin Energy
Bhasker Reddi, Austin Energy.

ADVISORS

John Rosato, SWSG
Kent Collins, Centro Partners
Perry Lorenz, Representing Trammel Crow Austin
John Gillum, Facilities Planning Manager for New Central Library

PROJECT SUMMARY

The City of Austin Art in Public Places (AIPP) program of the Cultural Arts Division, Economic Growth & Redevelopment Services Office (EGRSO) seeks to commission a professional artist/designer-led team made up of visual artist/designer(s), engineering professionals and other subconsultants as determined by the lead artist/designer to design a work of art that will serve as a wall enclosing the City's downtown electrical substation located in the Seaholm District.

The Seaholm District is a former industrial section of southwest downtown Austin that is undergoing a redevelopment and transformation into an urban mixed-use neighborhood. In addition to residential, hotel and open-space development, the redevelopment project includes construction of a new Central Library for Austin on land that currently contains the southern portion of the Seaholm Electrical Substation. Construction of the new Library requires reduction of the existing electrical substation facility from two city blocks to one city block, and constructing a wall around the reduced substation footprint.

Redevelopment of the Seaholm District is essential to the viability and civic attractiveness of this portion of downtown. The City of Austin recognizes the value of thoughtful design of the electrical substation wall as well as maintaining the safety and security needs as per Austin Energy (AE) standards. Similar to the [Seaholm District Master Plan](#), the Seaholm Substation Wall project provides an opportunity to revitalize a portion of central downtown and to participate in a larger context of public art, open spaces, pedestrian activities, and retail, residential, hotel and civic development.

In response to this opportunity a Memorandum of Understanding (MOU) has been executed between the City of Austin's Art in Public Places Program and Austin Energy to commission a work of art inclusive of design,

engineering and construction for a wall that will enclose the Seaholm Substation. The total funds available for this public art project \$144,000 for design services and \$720,000 for fabrication/installation/construction of the design.

The wall will be approximately 1,000 linear feet in length with a height that can vary from 12' to 25' and must meet all safety and security specifications required of Austin Energy, the City of Austin and any other regulatory agency with jurisdiction over the project.

The City will request qualifications from artist/designer/engineering teams that can meet the aesthetic and artistic goals of the AIPP Program, design an innovative solution for a wall encircling one city block, and meet the security and safety specifications of Austin Energy and any other applicable regulations. Up to three finalists will be selected from eligible submissions. Those finalists will be paid an honorarium to come to Austin and be interviewed and present conceptual ideas for the project. One artist/designer-led team and one alternate will be selected to enter negotiations for design of the project.

The Request for Qualifications (RFQ) was developed in consultation with the City's Contract & Land Management Department (CLMD) and differs from typical AIPP RFQ documents. The City's CLMD evaluation criteria were used as a model, and MBE/WBE goals and compliance criteria were determined in consultation with the City's Small & Minority Business Resources office.

A RFQ was issued on Wednesday, March 17, 2010 to visual artists/designer/engineering teams made up of professionals at least 18 years of age who live in the U.S.. The RFQ was announced via a press release sent to a variety of media outlets per the AIPP media contact list. The RFQ was also sent electronically to artists in the AIPP mailing list and to artists registered on the ASAPP system, as well as announced on the City's eparis system and on the Contract & Land Management's procurement web site. The AIPP website and newsletter featured the opportunity as well. The RFQ was also submitted to the PAN networks as well as other web sites that advertise artist calls nationally.

Submission deadline is 5:00 pm, Tuesday, April 27, 2010.

SELECTION PROCESS

The City of Austin requests qualifications from professional artist/designer/engineering teams who live and work in the United States. Up to three finalists will be selected from the submissions to be interviewed by the AIPP Panel and present conceptual ideas for the project. One artist/designer/engineering team and one alternate will be selected for the project.

The Selection Panel includes the AIPP Panel members, Fred Evins and Greg Kiloh from Economic Growth & Redevelopment Services Office, and Dorthy Kester and Bhasker Reddi from Austin Energy. The Project Advisors include representatives from Seaholm Power LLC, Trammell Crow Austin, and the Central Library.

The Selection Panel met with Advisors on June 1, 2010 to review the 24 responsive/compliant responses to the RFQ. The Selection Panel, with input from Advisors, scored the responses and the following three artist-led teams ranked highest and were invited to present conceptual approaches to the project and be interviewed:

Jim Isermann
Nader Tehrani (Office dA)
Cliff Garten

Note: Risa Puleo and Lynn Osgood were not in attendance at the June 1, 2010 Selection Panel Meeting and did not contribute to the scoring.

The Selection Panel and Advisors convened on June 29, 2010 to interview the top three ranked teams. The Selection Panel, with input from Advisors, scored the teams based on the team presentations and answers to interview questions. The final ranking based on those scores is as follows:

1. Jim Isermann
2. Nader Tehrani (Office dA)
3. Cliff Garten

Note: Risa Puleo and Ryan Thompson were not in attendance at the June 29, 2010 Selection Panel Meeting. Lynn Osgood was in attendance, but did not contribute to the scoring.

The Selection Panel forwarded their recommended ranking to the AIPP Panel for consideration.

ART IN PUBLIC PLACES PANEL (Selection Process)

On February 1, 2010 the Art in Public Places Panel recommended an RFQ selection process for the Austin Energy Seaholm Wall Project with the selection process to include selection of finalists by a Selection Panel and the AIPP Panel conducting finalists interviews and making the final recommendation of an artist/designer-led team.

AUSTIN ARTS COMMISSION (Council Approval of AIPP Project)

On February 8, 2010 the Austin Arts Commission approved and recommended that the Austin Energy Seaholm Wall project be presented to City Council as an Art in Public Places project.

AUSTIN ARTS COMMISSION (Selection Process)

On February 8, 2010 the Austin Arts Commission approved the Austin Energy Seaholm Wall as an AIPP Project and approved the AIPP Panel's recommended Artist/Designer/Engineering Selection Process for the Austin Energy Seaholm Theatre AIPP Project.

ELECTRIC UTILITY COMMISSION

On February 22, 2010, the Electric Utility Commission recommended approval to authorize design and construction of the Seaholm Substation perimeter wall as part of the Seaholm East Redevelopment District as a public art project as outlined in the Art in Public Places Ordinance, \$750,000, on Chair Schmandt's motion and Commissioner Webber's second, on a 5-0-1 vote with Commissioner Fath abstaining.

ART IN PUBLIC PLACES PANEL (Selection Panel)

On March 1, 2010 the Art in Public Places Panel recommended a Selection Panel made up of the AIPP Panel members, Fred Evins and Greg Kiloh from Economic Growth & Redevelopment Services Office, and Dorothy Kester and Bhasker Reddi from Austin Energy.

AUSTIN ARTS COMMISSION (Selection Panel)

On March 22, 2010 the Austin Arts Commission approved the Selection Panel made up of the AIPP Panel members, Fred Evins and Greg Kiloh from Economic Growth & Redevelopment Services Office, and Dorothy Kester and Bhasker Reddi from Austin Energy.

ART IN PUBLIC PLACES PANEL (Artist-Led Team Recommendation)

On July 12, 2010 the Art in Public Places Panel recommended approval of the Selection Panel's recommended lead artist Jim Isermann, with Nader Tehrani (Office dA) as the alternate.

AUSTIN ARTS COMMISSION (Artist-Led Team Recommendation)

On July 19, 2010 the Austin Arts Commission approved the Art in Public Places Panel's recommendation to approve lead artist Jim Isermann, with Nader Tehrani (Office dA) as the alternate.

AUSTIN CITY COUNCIL (Artist-Led Team Recommendation)

On August 5, 2010 the Austin City Council voted to postpone item until August 19th pending review by the downtown commission and to act within the constraints of the memo of understanding with Austin Energy

AUSTIN DOWNTOWN COMMISSION (Artist-Led Team Recommendation)

On August 18, 2010 the Downtown Commission voted 9-3 to endorse the artist selection process, and recommended that Council authorize staff to begin contract negotiations with the top ranked team (led by Jim Isermann). The Commission also recommended that the Project Objectives be expanded to include, to the extent possible, "green" elements (both from a vegetative and environmentally conscious perspective), as well as adherence to the Urban Design Guidelines for Austin.

AUSTIN CITY COUNCIL (Artist-Led Team Recommendation)

On August 19, 2010 City Council voted to withdraw the item from the agenda and repost on August 26th Council meeting to allow Council consideration of other responders.

AUSTIN CITY COUNCIL (Artist-Led Team Recommendation)

On August 26, 2010 City Council voted to authorize staff to begin contract negotiations with the team led by Nader Tehrani (Office dA) and that the Project Objectives be expanded to include, to the extent possible, "green" elements (both from a vegetative and environmentally conscious perspective), as well as adherence to the Urban Design Guidelines for Austin. Item # 17

Stakeholder Group – Design Forum #1.

On July 18, 2011, a kick-off meeting for the Seaholm Art Wall project was held with the project stakeholder group, called the Design Forum, at Austin Energy's Town Lake Center to discuss project goals to inform the artist team's conceptual design work.

Stakeholder Group – Design Forum #2.

On August 31, 2011, a stakeholder meeting was held in City Hall's Boards and Commissions Room to review conceptual design work by Nader Tehrani and his design team.

AUSTIN ENERGY (Schematic Design)

On September 9, 2011 the artist team met with Austin Energy so that AE staff could give the artist team in depth feedback on the technical requirements of the Seaholm Screen Wall. AIPP Panel liaison Murray Legge was in attendance.

ART IN PUBLIC PLACES PANEL (Schematic Design)

On October 3, 2011 the Art in Public Places Panel approved the artist's Schematic Design submittal. Panel Member Legge made a motion to approve. Panel Member Chenoweth seconded. Approved 4-0-0.

AUSTIN ARTS COMMISSION (Schematic Design)

On October 17, 2011 the Austin Arts Commission approved the artist's Schematic Design submittal by unanimous vote.

AUSTIN DOWNTOWN COMMISSION (Schematic Design)

On October 19, 2011 the Austin Downtown Commission reviewed the Schematic Design and provided staff with comments. No action was taken.

AUSTIN DESIGN COMMISSION (Schematic Design)

On October 24, 2011 the Austin Design Commission voted to approve Schematic Design as presented and consider northeast corner articulation design and scale of mesh selection. The motion was made by Commissioner Juan Cotera; second by Commissioner James Shieh and approved on a vote of [5-0]. [Commissioner David Knoll not present.]

AUSTIN CITY COUNCIL (Working Session)

On November 1, 2011, City Council discussed the Seaholm District pedestrian way planning under the item for the Seaholm Wall AIPP project. Schematic Design package was not presented to the Council at the working session. Comments were received regarding the wall:

1. CM Morrison highlighted the Design Commission's approval of Schematic Design.
2. CM Morrison also wanted to be sure the metal mesh would not allow people to throw trash inside the substation.
3. CM Tovo advised incorporating recommendations from the Families and Children's Task Force (that City facilities inside and outside be welcoming and vibrant for kids) into the Wall design.

AUSTIN CITY COUNCIL (Meeting)

On February 9, 2012, the City Council approved the Schematic Design and authorized this project to move to Design Development.

Item 8. Authorize negotiation and execution of an amendment of the design commission contract with Nader Tehrani, NADAA Inc. for \$50,465 to address changes to the scope for lighting design and engineering requirements, for a total contract amount not to exceed \$194,465 and approve the schematic design for Seaholm Substation Wall Art in Public Places Project prepared by the team led by artist Nader Tehrani, NADAAA Inc., and authorize proceeding with design development services.

Presentation and Q+A here: <http://austintx.swagit.com/play/02092012-515>

Stakeholder Group – Design Forum #3.

On March 7, 2012, Dan Gallagher of NADAAA presented an updated Schematic Design package to get clear direction from the stakeholder group to inform the Design Development phase of the work.

AUSTIN DOWNTOWN COMMISSION (Cancelled due to lack of quorum)

On March 21, 2012, an edited version of the Design Forum #3 Presentation was to be presented to the Downtown Commission, however a quorum was not reached and the meeting was cancelled.

AUSTIN DESIGN + DOWNTOWN COMMISSIONS (60% Design Development)

On April 18, 2012, Dan Gallagher and Nader Tehrani presented 60% Design Development to a special joint session of the Design and Downtown Commissions for information only. No action was taken.

<http://austintx.swagit.com/play/04202012-507/#2>

AUSTIN WATERFRONT PLANNING ADVISORY BOARD (60% Design Development)

On September 10, 2012, Susan Lambe presented Seaholm Wall 60% Design Development in a presentation to the Waterfront Planning Advisory Board with Cynthia Jordan, Public Works Project Manager, reviewing the Lower Shoal Creek District Public Spaces. No action was taken.

AUSTIN CITY COUNCIL (Meeting)

On October 18, 2012, Council voted to 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. (Notes: 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.)

The motion authorizing the negotiation and execution of an amendment to the construction manager at risk contract with Hensel Phelps Construction Co. was approved on consent on Council Member Martinez' motion, Council Member Morrison's second on a 7-0 vote.

ART IN PUBLIC PLACES PANEL (Staff Briefing)

On December 3, 2013, staff updated the Panel regarding upcoming changes for the Seaholm Wall. 2nd street Bridge and Extension design team requested Austin Energy to consider removal of an abandoned vault at the SE corner of the substation to create more public space in a very tight area of their project. Austin Energy agreed to the removal of the abandoned vault, as well as additional space identified by AE as space which could move into the

public realm without hindering substation function. This agreement affects the layout of Seaholm Wall, which will need a new wall alignment and retaining wall at the SE corner of the substation.

AUSTIN DESIGN and DOWNTOWN COMMISSIONS (Project Update Memo)

On December 17, 2012, staff submitted a project update memo to the Downtown and the Design Commissions informing them of the abandoned vault and need for retaining wall at the SE corner for information only.

ELECTRIC UTILITY COMMISSION

On January 28, 2013, the Electric Utility Commission recommended approval to authorize negotiation and execution of an amendment to the contract with NADAAA, Inc., a Boston based design firm with lead artist Nader Tehrani, for additional design services for the Seaholm Electrical Substation Wall Art in Public Places Project in the Seaholm District, in an amount not to exceed \$107,893 for a total contract amount of \$302,358.

Motion to recommend approval by Commissioner Schmandt, seconded by Vice Chair Hadden, failed on a vote of 2-4-1 with Commissioners Fath, Shaw, Smaha and Webber voting against and Chair Bernfeld abstaining.

AUSTIN CITY COUNCIL (Meeting)

On January 31, 2013, the City Council authorized negotiation and execution of an amendment to the contract with NADAAA, Inc., for additional design services for the SE corner vault removal, which necessitated a new wall layout.

8. Authorize negotiation and execution of an amendment to the contract with NADAAA, Inc., a Boston based design firm with lead artist Nader Tehrani for additional design services for the Seaholm Electrical Substation Wall Art in Public Places Project in the Seaholm District, in an amount not to exceed \$107,893 for a total contract amount of \$302,358. Not recommended by the Electric Utility Commission

The motion authorizing the negotiation and execution of an amendment to the contract with NADAAA, Inc. was approved on consent on Council Member Martinez' motion, Council Member Spelman's second on a 7-0 vote.

ART IN PUBLIC PLACES PANEL (Design Development Review)

On February 4, 2013, Dan Gallagher made a presentation to the Art in Public Places Panel to share early conceptual direction on the integrated retaining wall/screen wall now needed at the SE corner of the substation, due to the planned removal of the abandoned vault within the substation in this area. The vault is being removed to allow for greater public space in the tightly constrained area adjacent to the planned bridge abutment.

AUSTIN ARTS COMMISSION (Staff Briefing)

On February 28, 2013 staff updated the Austin Arts Commission on project status, sharing slides showing the new wall layout required by the removal of the vault in the SE corner.

Radical Redesign (Meeting with ACM Edwards)

On March 25, 2013, AIPP staff meet with ACM Edwards to discuss Seaholm Wall budget and review options for radical redesign of the wall.

AUSTIN DOWNTOWN COMMISSION (Radical redesign discussion)

On April 17, 2013, staff updated the Downtown Commission on the need for the additional public space at the SE corner, and explained that the wall is being redesigned due to budget issues, and how it is likely to affect the design of the Seaholm Wall. No action was taken. <http://austintx.swagit.com/play/04172013-759/#2>

AUSTIN CITY COUNCIL (Authorization for Construction Funding)

On May 9, 2013, the City Council authorized the funding for the new Central Library Project Construction Manager at Risk Contract with Hensel Phelps Construction was approved on consent on Council Member Spelman's motion, Mayor Pro Tem Cole's second on a 7-0 vote. This funding request included the construction funding for the Seaholm Wall for 1.7 million dollars.

ART IN PUBLIC PLACES PANEL (Design Development Review)

On June 3, 2013, staff updated the AIPP Panel on coming redesign due to budget realities.

AUSTIN DOWNTOWN COMMISSION

On June 19, 2013, staff updated the Downtown Commission on the 100% DD renderings for the Seaholm Wall.

Downtown Commission commented that From Downtown Commission minutes:

The Commission received a presentation from Sue Lambe with the EGRSO Arts in Public Places Program. No action was taken.

<http://austintx.swagit.com/play/06212013-521/#2>

The Downtown Commission shared the following comments with staff:

- Lighting to create the sense of an active space, promoting safety.
- The more shade the better
- Encouraged additional seating, but not where it would be inviting to lay down
- Interested in seating that was laid out conversationally rather than lined up against the wall
- Provision for electrical outlets, possibly water outlets, wifi – asked us to look at what the possible use along this area could be – musicians, vendors, food trucks, festivals.
- Make sure that the artwork is as graffiti resistant as possible.

Stakeholder Group – Design Forum #4

On June 20, 2013, a stakeholder meeting was held in Cultural Arts Division training room to review 100% Design Development renderings by Nader Tehrani and his design team.

AUSTIN DESIGN COMMISSION

On June 24, 2013, staff updated the Downtown Commission on the 100% DD renderings for the Seaholm Wall. From Design Commission minutes:

3. NEW BUSINESS (Discussion and Possible Action)

a. Briefing update on project status of the Seaholm Substation Screen Wall, located at future Second Street and future West Avenue, seeking input on budget driven design refinements. (Susan Lambe, COA-EGRSO)

Ms. Sue Lambe gave an update on the Seaholm Screen Wall. Commissioners provided feedback on landscaping options and lighting options. The Commission had concerns with getting wall without design alternates.

Lighting options are critical in terms of priority along with streetscape components."

The Design Commission told staff that they liked the 'fence'. Commented that is beautiful. They valued:

- All the enhancements to the wall provided by the lighting, the canopies and the benches. The add alternates are what give the wall character.
- Design Commission - all the Seaholm projects should keep new West Avenue "lit and lively".
- Lighting is fundamentally critical to retain the poetry of the wall.
- Canopies are the way the wall engages the streetscape – it's the path to integration.
- Consider what can be added later more easily than other components (i.e. benches); prepping for those and install the important pieces now.
- Consider reducing the scale/color/mat'l. of the wall on the east side to save \$.
- Planting and streetscape components are also crucial. Maintained landscape is very important – the wall would become spare without it on the east side. Adding shade/shadow adds interest to the wall.

ART IN PUBLIC PLACES PANEL (Final Design Approval)

On July 1, 2013, Dan Gallagher presented the final design documents to the AIPP Panel. Vice Chair Castillo made a motion to approve the design as presented by the artists. Panel Member Frank seconded the motion. Motion was approved on a 4-0 vote. Panel Members Daigle and Walker were absent.

ART COMMISSION (Final Design Approval)

On July 15, 2013, Staff presented the final design documents to the Arts Commission. The Arts Commission unanimously approved final design.

Cost Models for Final Design of the Wall

On August 2, 2013, Hensel Phelps submits their cost scenarios for the final design of the Wall:

\$2.5 million: the Wall as re-designed by NADAAA.

\$1.8 million: 9' tall wood timbers for N, S, W wall; and 6' tall timbers for E walls.

\$1.5 million: Austin Energy's standard precast conc. wall system (Verticrete or equal) with board formed finish for N, S and E walls; metal for the west wall.

Cost Models

On August 2, 2013, staff presents disconnect between budget and design to ED Director Kevin Johns.

Cost Models - EGRSO and Public Works meeting

On August 21, 2013 Howard Lazarus, Kevin Johns, Fred Evins, Megan Crigger and Sue Lambe meet to review the CMAR cost models for the Wall to determine next steps. Howard commits to find the additional funding for the final design of the Wall as approved, and find a project manager to lead the AIPP project through the construction process.

- October 14, 2013: Jose Ibarra, Public Works, takes over as project manager of the Seaholm Substation Screen Wall project.

AUSTIN ENERGY (Downscale West Wall discussion)

From July – October, 2013 NADAAA's structural engineer worked with Austin Energy, requesting enough information on underground conditions along West Avenue to allow them to finalize the foundation design for the metal wall along West Avenue. As there was very little recorded information regarding underground conditions, AIPP staff researched how to get more information on conditions without digging, since digging was determined to be unsafe. There were no options were appropriate for conditions.

AUSTIN ENERGY (Downscale West Wall conclusion)

In October 2013, the structural engineer concluded, based on their own research and that research by Austin Energy, that the only possible way to safely install a wall along West Avenue was to install along the existing line of the fence, reusing the chain link fence footing locations. Austin Energy concurred.

- This required the design team to redesign, lightening the wall material and construction detail, and make it as porous as possible to reduce wide load.

AUSTIN ENERGY (Review of 100% Construction Documents)

On November 13, 2013, Austin Energy met with NADAAA's design team to review the 100% construction documents for the Wall.

Completion of 100% Construction Documents for the Seaholm Wall

On November 15, 2013: NADAAA completed submission of 100% construction documents.

Seaholm Wall out for Bid

On November 25, 2013, the construction manager at Risk Hensel Phelps released the Seaholm Wall for bidding.

Seaholm Wall Bids opened

On December 19, 2013, bids were opened for the Seaholm Wall. Due to incomplete bidder response, there is no market confirmation of pricing for the Wall.

ART IN PUBLIC PLACES PANEL (Status Update)

On January 6, 2014, AIPP Sue Lambe updated the panel on the bids received December 19 for the Seaholm Wall; she shared the underground constraints regarding the foundations along the West Ave., and passed samples of the artist color/materials choices.

Seaholm Wall Construction Documents Addendum No 1

On January 21, 2014, NADAAA submitted a design addendum, revising construction documents to respond to review comments by Austin Energy, CMAR Hensel Phelps and the 2nd Street Bridge and Extension design team.

Seaholm Wall re-released for Bid

On January 23, 2014, the Seaholm Wall construction documents were re-released for bidding as part of a larger package for the New Central Library by Hensel Phelps.

Seaholm Wall Bids opened

On February 25, 2014, bids were opened for the Seaholm Wall, including the Addendum No. 1 construction documents. The only complete bid received came in at \$2.9 million

ART COMMISSION (Status Update)

On March 17, 2014, AIPP staff updated the Arts Commission regarding the Request for Council Action going forward for the Construction Cost Limitation for the three projects within the CMAR contract, requesting additional funding for the Seaholm Wall.

Seaholm Wall Guaranteed Maximum Price

On March 19, 2014, Hensel Phelps submitted the Guaranteed Maximum Price for the Seaholm Wall of \$3.4 million, including CMAR fee, Owner's contingency, ROCIP.

ART IN PUBLIC PLACES PANEL

On July 7, 2014, Susan Lambe presented a project update and justification for design changes. Dan Gallagher presented the proposed modifications to the Final Design, including options for the west wall. Panel Member Hammonds made a motion to approve the modifications, with preference for the metal panel option for the west wall. Panel Member Little seconded the motion. Motion was approved on a 7-0-0 vote

DOWNTOWN COMMISSION

On July 16, 2014, Downtown Commission was briefed on the Modifications to Seaholm Wall Final Design, seeking input on design modifications

ARTS COMMISSION

On July 21, 2014, Susan Lambe presented a project update and justification for design changes. Commissioner Daigle made a motion to approve the design modifications to the final design for the Seaholm Substation Wall Art in Public Places Project, which was seconded by Commissioner Auerbach. Vote called: passed 6-0, Commissioner Willenzik absent.

DESIGN COMMISSION

On July 28, 2014, Design Commission was briefed on the Modifications to Seaholm Wall Final Design, seeking input on design modifications. Design Commission: design changes were favorably received and the commission members expressed their preference for the metal panel option.

Seaholm Wall Design Services Amendment

On November 20, 2014, Council authorized negotiation and execution of an amendment to the professional services agreement with NADAAA, INC, for additional design services for the Seaholm Substation Wall - Art in Public Places Project, in an amount not to exceed \$122,483.48, for a total contract amount not to exceed \$476,841.48. Item # 25

Seaholm Wall Final Council Authorization for the Above-Ground Improvements

On November 20, 2014, Council was requested to authorize the selection of an option for the construction of the Seaholm Substation Art Wall Subproject and authorize additional funding for the construction manager at risk contract with HENSEL PHELPS CONSTRUCTION COMPANY for one of the following Seaholm Substation Art Wall options: Option 1 - authorize no additional funding for an unchanged Construction Cost Limitation of \$118,200,200; Option 2 - authorize an additional \$668,784 for a revised Construction Cost Limitation of \$118,868,984; Option 3 - authorize an additional \$1,447,286 for a revised Construction Cost Limitation of \$119,647,486; or Option 4 -authorize an additional \$2,852,073 for a revised Construction Cost Limitation of \$121,052,273; and authorize negotiation and execution of a final guaranteed maximum price amendment for the New Central Library and related improvements contract. Item #27

The motion authorizing the selection of option 4 with the following direction was approved on Council Member Riley's motion, Council Member Spelman's second on a 7-0 vote. Direction was given to staff to continue working to identify funding for option 4 with new fencing on all sides and report back to Council.

Seaholm Wall Final Cost of Construction for the Above-Ground Improvements

On January 29, 2015, under the New Central Library contract, City of Austin executed the Guaranteed Maximum Price (GMP) 4, defining the cost for the above grade wall construction and changes to the West wall to the Seaholm Wall. Cost: \$ 3,000,409.

Seaholm Wall Funding Shortfall

March 31, 2015 - The Budget Office appropriated an amount of \$1,447,286 to the project in January 2015. Austin Energy though, only appropriated \$1,030,163, plus \$124,000 added at the end of February, **which is \$293,123 short of the amount they committed to provide as part of the City Council action.** In addition, Public Works has identified a funding shortfall due to numerous unforeseen conditions which will become Change Orders for the project. Since the project manager cannot encumber the GMP4 amendment with Construction Manager, there may be a need to cut scope.

Seaholm Wall Funding Shortfall

May 29, 2015 - Public Works project manager is working with the CMAR on the final numbers for the deletion of the scope. This will affect the construction schedule. The work on the east side foundations has been in a standstill for more than two months. The City is working on a solution to resume the work.