

Austin Energy Screen Wall / Seaholm District

PUBLIC PROCESS TIMELINE



2010

AUSTIN CITY COUNCIL (Artist-Led Team Selection) - ACTION

- August 26 City Council voted to authorize contract negotiations with the design team NADAAA, Inc led by Nader Tehrani
- Project Objectives be expanded to include, to the extent possible, "green" elements (both from a vegetative and environmentally conscious perspective), and
 - Adherence to the Urban Design Guidelines for Austin.

2011

Stakeholder Group – Design Forum #1 - INPUT

- July 18 Kick-off meeting for the Seaholm Art Wall project held with the project stakeholder group, called the Design Forum, to discuss project goals to inform the artist team's conceptual design work.

Stakeholder Group – Design Forum #2 - INPUT

- August 31 Stakeholder meeting convened to review conceptual design work by Nader Tehrani and team.

AUSTIN ENERGY (Schematic Design) – INTERNAL DISCUSSION

- September 9 Austin Energy staff provided artist team in depth feedback on technical requirements of the Seaholm Screen Wall. AIPP Panel liaison Murray Legge was in attendance.

ART IN PUBLIC PLACES PANEL (Schematic Design) - ACTION

- October 3 The Art in Public Places Panel approved Schematic Design [Approved 4-0-0].

ARTS COMMISSION (Schematic Design) - ACTION

- October 17 Austin Arts Commission approved Schematic Design. Motion made by Daigle, seconded by Tinnon, passed 6-0.

DOWNTOWN COMMISSION (Schematic Design) - ACTION

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

AUSTIN DESIGN COMMISSION (Schematic Design) - ACTION

- October 24 Austin Design Commission approved Schematic Design as presented and considered northeast corner design and scale of mesh selection. [Approved 5-0; Commissioner David Knoll not present].

AUSTIN CITY COUNCIL (Schematic Design) – WORK SESSION

- November 1 City Council discussed the Seaholm District pedestrian way planning under the Seaholm Wall AIPP project item. Schematic Design package was not presented to the Council at the Work Session.
- City Council comments:*
1. CM Morrison noted the Design Commission's approval of Schematic Design.
 2. CM Morrison wanted to be sure the metal mesh would prevent trash inside the substation.
 3. CM Tovo expressed interest in incorporating recommendations from the Families and Children's Task Force to be welcoming and vibrant for kids into the Wall design.

2012

AUSTIN CITY COUNCIL (Schematic Design) - ACTION

February 9 City Council approved Schematic Design and authorized Design Development of the wall.

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: <http://austintx.swagit.com/play/02092012-515>

Approved 7-0 by motion of Council Member Riley; seconded by Spelman.

Stakeholder Group – Design Forum #3 - INPUT

March 7 NADAAA presented Schematic Design for stakeholder direction on Design Development.

DOWNTOWN COMMISSION (Design Forum Update) – CANCELLED DUE TO LACK OF QUORUM

March 21 Presentation to the Downtown Commission scheduled; meeting cancelled due to lack of quorum.

DESIGN + DOWNTOWN COMMISSIONS (60% Design Development) - ACTION

April 18 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.

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

AUSTIN WATERFRONT PLANNING ADVISORY BOARD (60% Design Development) - BRIEFING

September 10 Seaholm Wall 60% Design Development presented 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 (CMAR Amendment) - ACTION

October 18 Council authorized amendment to Construction Manager at Risk contract.

Item 15. *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.*

Approved on consent 7-0 by motion of Council Member Martinez; seconded by Council Member Morrison.

ART IN PUBLIC PLACES PANEL (SE Corner & Abandoned Vault) - BRIEFING

December 3 AIPP Panel briefed on possible 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.
- Austin Energy agreed to the removal of the abandoned vault and converting existing substation space to the public realm without hindering substation function.
- This agreement affected the layout of Seaholm Wall requiring new wall alignment and retaining wall at the SE corner of the substation.

DESIGN and DOWNTOWN COMMISSIONS (SE Corner & Abandoned Vault) - MEMO

December 17 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.

ELECTRIC UTILITY COMMISSION - ACTION

January 28 Electric Utility Commission did not recommend approval to authorize negotiation and execution of an amendment to the contract with NADAAA, Inc. for additional design services for the Seaholm Electrical Substation Wall in an amount not to exceed \$107,893 for a total contract amount of \$302,358 [Motion to approve amendment failed 2-4-1].

2013

AUSTIN CITY COUNCIL (SE Corner & Abandoned Vault) - ACTION

January 31 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.

Item 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.

Approved 7-0 on consent by motion of Council Member Martinez; seconded by Council Member Spelman.

ART IN PUBLIC PLACES PANEL (Design Development Review) - BRIEFING

February 4 Gallagher presented 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 (Design Development Review) - BRIEFING

February 28 Austin Arts Commission provided a project status with new wall layout required by the removal of the vault in the SE corner.

CMO Meeting with ACM Edwards (Radical Redesign) – INTERNAL DISCUSSION

March 25 ACM Edwards briefed on Seaholm Wall budget and options for radical redesign of the wall.

DOWNTOWN COMMISSION (Radical redesign discussion) - ACTION

April 17 Downtown Commission briefed on the need for the additional public space at the SE corner and that the wall will require redesign due to budget issues and 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) - ACTION

May 9 **Item 4:** City Council authorized funding for the new Central Library Project Construction Manager at Risk Contract with Hensel Phelps Construction including \$1.7 million in funding for Seaholm Wall construction. **Approved on consent 7-0 on by motion of Council Member Spelman; seconded by Mayor Pro Tem Cole.**

ART IN PUBLIC PLACES PANEL (Design Development) - BRIEFING

June 3 AIPP Panel briefed on need for redesign due to new budget constraints as identified by CMAR construction estimations. No action was taken.

DOWNTOWN COMMISSION - BRIEFING

June 19 Downtown Commission briefed on the 100% DD renderings for the Seaholm Wall. No action taken. Presentation: <http://austintx.swagit.com/play/06212013-521/#2>

Downtown Commission comments:

- Recommends 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;
- Prefers conversational seating layout rather than lined up against the wall
- Provision for electrical outlets, possibly water outlets, wifi – asked staff to look at what the possible use along this area could be – musicians, vendors, food trucks, festivals; and
- Ensure the artwork is as graffiti resistant as possible.

Stakeholder Group – Design Forum #4 - INPUT

June 20 Stakeholder group convened to review 100% Design Development renderings by Nader Tehrani.

DESIGN COMMISSION - DISCUSSION

June 24 Design Commission briefed on the 100% Design Development renderings for the Seaholm Wall, seeking input on budget driven design refinements.

Design Commission comments:

- *Concerns expressed with a design without design alternates. “Lighting options are critical in terms of priority along with streetscape components.”*
- The Design Commission stated they liked the ‘fence’. Commented that is beautiful.
- They expressed value in the following:
 - o Enhancements are provided by the lighting, the canopies and the benches. The add alternates are what give the wall character.
 - o All Seaholm projects should keep new West Avenue “lit and lively”.
 - o Lighting is fundamentally critical to retain the poetry of the wall.
 - o Canopies are the way the wall engages the streetscape – it’s the path to integration.
 - o Consider what can be added later more easily than other components (i.e. benches); prepping for those and install the important pieces now.
 - o Consider reducing the scale/color/material of the wall on the east side to save \$.
 - o 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) - ACTION

July 1 Dan Gallagher presented the final design documents to the AIPP Panel. [Approved 4-0; Panel Members Daigle and Walker were absent.]

ART COMMISSION (Final Design) - ACTION

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 – INTERNAL DISCUSSION

August 2 Hensel Phelps submits cost scenarios for Seaholm Wall Final Design:
\$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 – INTERNAL DISCUSSION

August 2 ED Director Kevin Johns briefed on new cost model information, budget and design discrepancies.

Cost Models - EGRSO and Public Works meeting – INTERNAL DISCUSSION

August 21 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.

Project Management Converts to Public Works – INTERNAL DISCUSSION

October 14 Jose Ibarra, Public Works assumes project management of the Austin Energy Screen Wall project.

AUSTIN ENERGY (Downscale West Wall) – INTERNAL DISCUSSION

July – October NADAAA’s structural engineer requests information from Austin Energy 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 appropriate for conditions.

AUSTIN ENERGY (Downscale West Wall) – INTERNAL DISCUSSION

October The structural engineer concluded, based on their own research and 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 wind load.*

AUSTIN ENERGY (Review of 100% Construction Documents) – INTERNAL DISCUSSION

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

Completion of 100% Construction Documents for the Seaholm Wall

November 15 NADAAA completed submission of 100% construction documents.

Seaholm Wall Bid Release

November 25 Construction manager at Risk Hensel Phelps releases Seaholm Wall for bidding.

Seaholm Wall Bids Open

December 19 Bids open for Seaholm Wall. Due to incomplete bidder response, there is no market confirmation of pricing for the Wall.

2014

ART IN PUBLIC PLACES PANEL (Project Status) - BRIEFING

January 6 Staff briefs AIPP Panel on the bids received December 19 for the Seaholm Wall, explains underground constraints regarding the foundations along the West Ave., and presents color/materials choices.

Seaholm Wall Construction Documents Addendum No 1

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

Seaholm Wall re-released for Bid

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

Seaholm Wall Bids re-open

February 25 Bids open for the Seaholm Wall, including the Addendum No. 1 construction documents. The only complete bid quoted \$2.9 million for construction of the Wall.

ART COMMISSION (Status Update) - BRIEFING

March 17 Staff updates the Arts Commission on the status of the project including the RCA to increase Construction Cost Limitation for the three Seaholm District projects, including funding for the Wall.

Seaholm Wall Guaranteed Maximum Price

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

CMO Meeting RCA Seaholm Wall Construction Cost Limit (CCL)– INTERNAL DISCUSSION

March 26 CMO reviews CCL and current Seaholm Wall design to reign in the budget,

Staff/ACM Edwards Meeting RCA Seaholm Wall CCL INTERNAL DISCUSSION

March 28 ACM Edwards shares CMO reaction to CCL and current Seaholm Wall design. The north and south walls, with the colored concrete posts, are acceptable as is. The east wall is more like a fence than a wall. Returning to the AB pattern will make this wall acceptable. The west wall is a problem and needs to be addressed. Lighting, canopies and bench are to be included in the wall for construction. Sue directed the team to be in better communication with her regarding high profile projects like Seaholm Wall.

Staff/ACM Edwards Meeting Status Update on Seaholm Wall CCL– INTERNAL DISCUSSION

June 6 Staff shared results of subsurface investigation along the West wall and shared artist images for lighting the west wall. PW PM Jose Ibarra will bring revised wall design to the boards and commissions in July and August. He expects to bring the Seaholm Wall CCL to Council in August.

ART IN PUBLIC PLACES PANEL – ACTION

July 7 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 - BRIEFING

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

ARTS COMMISSION – ACTION

July 21 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 - BRIEFING

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

AUSTIN CITY COUNCIL (Final Council Authorization for the Above-Ground Improvements) - ACTION

November 20 Council authorized the selection of option 4 with direction to staff to continue working to identify funding for option 4 with new fencing on all sides. (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 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.