



**Professional Services Agreement
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 15
AGENDA DATE: Thu 05/06/2004
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SUBJECT: Authorize negotiation and execution of a professional services agreement with the following six (6) firms: LAURIE SMITH DESIGN ASSOCIATES, (WBE/FR), Austin, TX; THE BOMMARITO GROUP, INC. (WBE/FR); LAUCKGROUP-I, INC., (WBE/FR) Austin, TX; TEAMHAAS ARCHITECTS, (WBE/FR) Austin, TX; PARSHALL + ASSOCIATES ARCHITECTS (WBE/FR), Austin, TX; and ARCHITECTURE + PLUS (WBE/FR) for professional architectural and/or interior design services to provide space planning for miscellaneous projects, for a period of approximately two (2) years or until financial authorization is expended, in an amount not to exceed \$1,200,000, or with a total aggregate amount of the six (6) agreements not to exceed \$1,200,000.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$1,200,000 is available in the Fiscal Year 2004-2005 Approved Capital Budget and/or Operating Budget of the Public Works Department and various other departments for which the services are needed.

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Public Works
DEPARTMENT:

DIRECTOR'S
AUTHORIZATION: Sondra Creighton

FOR MORE INFORMATION CONTACT: Rossy Farina-Strauss, 974-7207; Felix Benavides, 974-7027, Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: N/A

PURCHASING: Best qualification statements of twelve received.

MBE / WBE: Participation subgoals stated in the solicitation were 8.7%MBE and 18.2% WBE.

Space planning involves planning, design, production, furniture selection and specification, bidding, construction administration and furniture installation coordination and review of installation for interior renovations and remodeling projects. In January 1999, City Council approved the selection of six (6) consultant firms to provide professional architectural and/or interior design services for the space planning rotation list for miscellaneous projects. This recommended action will replace the existing rotation list that has exhausted its authorization and provide for continuing space planning requirements of the Public Works Department and other departments as required.

The City anticipates contracting with six (6) firms for a period of approximately two (2) years or until contracting authority is exhausted. These six (6) firms will be compensated under a standing contract for \$250,000 for the three (3) highest ranking firms and \$150,000 for the next three (3) highest ranking firms. Initial project assignments will be based on the order of contracts executed. The City may, however, select a firm that is felt to be the most qualified for a specific project or most able to meet a project's schedule objectives. Project-specific schedules will be agreed upon at the time professional services are defined.

The total contracting authority for this rotation list is \$1,200,000. Compensation for individual project assignments will vary depending upon the scope of services required. Funding will come from the individual projects for which the services are provided.



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This request allows for the development of a professional service agreement with each of the recommended firms. Should the City be unsuccessful in negotiating a satisfactory agreement with a recommended firm, negotiations will cease with that firm and the funding will be distributed as equitably as possible among the remaining recommended firms.

Participation subgoals stated in the solicitation were 1.1% African-American, 5.9% Hispanic, 1.7% Native/Asian-American, and 18.2% WBE. The recommended firms provided M/WBE Compliance Plans, which were approved by the Department of Small and Minority Business Resources.

Notification of issuance of a Request for Qualifications (RFQ) for the subject services was sent to one hundred seventy-three (173) firms on November 25, 2003. The RFQ was obtained by thirty-nine (39) firms, and twelve (12) firms submitted qualification statements. Nine (9) of the firms were certified M/WBE firms. Evaluation of the submittals of the twelve (12) firms results in the following recommendations:

RECOMMENDED FIRM: - LAURIE SMITH DESIGN, AUSTIN, TX - Total Participation:

WBE TOTAL – PRIME **60.00%**
Laurie Smith Design, Austin, TX

MBE TOTAL – SUBCONTRACTORS **17.00%**

African American Subtotal **1.10%**
ASD Consultants, Inc., Austin, TX (cost estimating)

Hispanic Subtotal **5.90%**
Ana D. Gallo, Architect, Austin, TX
(space planning)
Jaster Quintanilla & Assoc., Austin, TX
(structural enrg.)
Accuplan, Austin, TX (accessibility compliance,
building code consulting)

Native/Asian American Subtotal **10.00%**
Encotech Engineering Consultants, Inc., Austin, TX
(electrical engineering)

WBE TOTAL – SUBCONTRACTORS **8.00%**
Stewardship, Inc., Austin, TX (sustainability/
LEED coordination)

NON M/WBE TOTAL – SUBCONTRACTORS **15.00%**
Tom Green & Co. Engineers, Austin, TX
(mechanical & plumbing engineering)



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RECOMMENDED FIRM: - THE BOMMARITO GROUP, INC., AUSTIN, TX - Total Participation:

WBE TOTAL – PRIME 68.00%

The Bommarito Group, Inc., Austin, TX

MBE TOTAL – SUBCONTRACTORS 26.00%

African American Subtotal 2.00%

The Cad Man Design & Building Group
Austin, TX (drafting services)

Hispanic Subtotal 20.00%

The Arizpe Group, Inc., Austin, TX
(mechanical & electrical engineering)

Native/Asian American Subtotal 4.00%

Frank Lam & Assoc., Inc., Austin, TX
(structural engineering.)
Encotech Engineering Consultants, Inc., Austin, TX
(cost estimating)

WBE TOTAL – SUBCONTRACTORS 2.00%

Austin Permit Services, Austin, TX (building
permit service)
Dynamic Reprographics, Austin, TX
(blueprinting, copying)
Dickensheets Design Associates, Austin, TX
(acoustics, noise abatement)

NON M/WBE TOTAL – SUBCONTRACTORS 4.00%

Development Associates Austin, TX
(Review for ADA Compliance)



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RECOMMENDED FIRM: - LAUCKGROUP-I, INC., AUSTIN, TX - Total Participation:

WBE TOTAL – PRIME **45.00%**
Lauckgroup-I, Austin, TX

MBE TOTAL – SUBCONTRACTORS **17.00%**

African American Subtotal **5.00%**
ASD Consultants, Inc., Austin, TX (cost estimating)

Hispanic Subtotal **10.00%**
Structures PE, Inc., Austin, TX
(structural engineering)

Native/Asian American Subtotal **2.00%**
Raymond Chan & Assoc., Inc.
(designing)

WBE TOTAL – SUBCONTRACTORS **38.00%**
Waugh Engineering, Austin, TX
(electrical & mechanical engineering)
Permit and Development Solutions, Austin, TX
(building permit services)



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RECOMMENDED FIRM: - TEAMHAAS ARCHITECTS, AUSTIN, TX - Total Participation:

WBE TOTAL – PRIME **70.00%**
TeamHaas, Austin, TX

MBE TOTAL – SUBCONTRACTORS **25.00%**

African American Subtotal **2.00%**
ASD Consultants, Inc., Austin, TX (cost estimating)

Hispanic Subtotal **15.00%**
Jose I. Guerra, Austin, TX (mechanical, electrical,
plumbing & structural engineering)

Native/Asian American Subtotal **8.00%**
Encotech Engineering Consultants, Inc.,
Austin, TX (mechanical, electrical, & plumbing
engineering)

WBE TOTAL – SUBCONTRACTORS **5.00%**
Stewardship, Inc., Austin, TX (environmental
consulting)



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RECOMMENDED FIRM: - PARSHALL + ARCHITECTS, AUSTIN, TX - Total Participation:

WBE TOTAL – PRIME **~46.00-83.00%**
Parshall + Architects, Austin, TX

MBE TOTAL – SUBCONTRACTORS **8.70-40.00%**

African American Subtotal **1.10-20.00%**
ASD Consultants, Inc., Austin, TX (cost estimating,
life safety, C/A consultant)

Hispanic Subtotal **5.90-10.00%**
Lopez Phelps & Assoc., Inc., Austin, TX
(building permit services)

Native/Asian American Subtotal **1.70-10.00%**
Frank Lam & Associates, Inc.,
Austin, TX (structural engineering)

WBE TOTAL – SUBCONTRACTORS **~2.00-7.00%**
D&J Blueline, Austin, TX (blueprinting, copying)
ATS Consulting Engineers & Inspectors, Austin, TX
(mechanical, electrical & plumbing engineering)
Dickensheets Design Associates, Austin, TX **1.00-5.00%**
(acoustical consulting)

NON M/WBE TOTAL – SUBCONTRACTORS **7.00%**
Schirmer Engineering Corp., Austin, TX
(fire protection)
Mary Peyton, Plano, TX (lighting)
Lockwood, Andrews & Newnam, Inc., Austin, TX
(interior design, sustainability/LEED design)



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RECOMMENDED FIRM: - ARCHITECTURE + PLUS, AUSTIN, TX - Total Participation:

WBE TOTAL – PRIME **77.50%**
Architecture + Plus, Austin, TX

MBE TOTAL – SUBCONTRACTORS **18.50%**

African American Subtotal **2.50%**
ASD Consultants, Inc., Austin, TX (cost estimating)
Ellhouse, Austin, TX (construction & project mgmt.)

Hispanic Subtotal **12.00%**
Steinman Luevano Structures, Austin, TX
(structural engineering)
Jaster-Quintanilla & Associates, Austin, TX
(structural engineering)

Native/Asian American Subtotal **4.00%**
Encotech Engineering Consultants, Inc.,
Austin, TX (mechanical, electrical, & plumbing
engineering)

NON M/WBE TOTAL – SUBCONTRACTORS **4.00%**
Goodwin Engineering, Austin, TX (mechanical,
electrical & plumbing engineering)

**Public Works Department
Evaluation of Consultant Qualifications**

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Composite

Received:

Monday, January 5, 2004

Project:

Space Planning Revision List for Miscellaneous Projects

EVALUATION MATRIX

Project Manager:

Rosay Farina-Simpus

Firm (or Joint Venture)	Item 1 (Yes or No) M/VBE Goals met or G.F.E.	Item 2 (Yes or No) Prime Firm's EEOC Program	Item 3 (24) Experience of Project Manager (6)	Item 4 (15) Experience and Availability of Proposed Staff	Item 5 (12 w/o subs) (27 w/o subs) Prime Firm's Comparable Project Experience	Item 6 (2) Prime Firm's Design Experience	Item 7 (15 w/o subs) (10 w/o subs) Subconsultant Firm's Comparable Project Experience	Item 8 (8) Team's Experience with Similar Issues	Item 9 (12) Team's Structure and Project Approach	Item 10 (11) COA Experience with Prime	Item 11 (100) SUB TOTAL	Item 12 (25) Optional Interview	Item 13 (125) TOTAL POINTS
Laure Smith Design (WBE/FB)	Yes	Yes	22.00	14.00	12.00	3.00	12.67	7.67	10.67	11.00	93.00		93.00
Bonnamito Group (The) (WBE/FB)	Yes	Yes	22.00	13.33	11.33	3.00	12.33	6.00	8.67	11.00	87.67		87.67
Landground, Inc. (WBE/FB)	Yes	Yes	22.00	13.00	11.33	2.67	12.00	5.67	9.67	11.00	87.33		87.33
TeemHass Architects (WBE/FB)	Yes	Yes	21.00	12.33	11.00	3.00	12.33	8.33	10.00	11.00	87.00		87.00
Parshall + Associates Architects (WBE/FB)	Yes	Yes	17.00	11.00	9.67	2.00	11.00	7.00	10.33	11.00	79.00		79.00
Architecture + Plus (WBE/FB)	Yes	Yes	18.67	11.07	9.33	1.67	11.00	6.33	9.00	11.00	78.67		78.67
Agure Corporation	Yes	Yes	14.67	10.33	8.00	2.33	11.67	6.33	9.33	11.00	73.67		73.67
Pilgrer Associates Architects	Yes	Yes	16.67	9.33	8.33	1.67	11.33	5.67	8.33	11.00	73.33		73.33
Casabelli Architects (WBE/FB)	Yes	Yes	15.00	9.00	6.67	2.33	10.33	6.00	8.00	11.00	69.33		69.33
Wrighton Hooker Jeffry Architects	Yes	Yes	14.33	9.33	7.67	1.67	9.33	5.67	8.00	11.00	67.00		67.00
Sarr Company, AIA (The) (WBE/FB)	Yes	Yes	13.33	5.67	6.67	1.67	8.67	4.67	8.00	11.00	62.67		62.67
Kross Architects (WBE/FB)	Yes	Yes	11.33	7.00	6.00	1.00	10.00	5.33	7.33	11.00	58.00		58.00