



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

AGENDA ITEM NO.: 38
AGENDA DATE: Thu 05/27/2004
PAGE: 1 of 2

SUBJECT: Authorize negotiation and execution of a claim for additional work outside the scope of the professional services agreement with COTERA + REED ARCHITECTS (MH/MBE, 35.14%), Austin, TX, for the New City Hall, Public Plaza and Parking Garage, in the amount of \$259,630, for a total contract amount not to exceed \$6,276,995.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$259,630 is available in the Fiscal Year 2002-2003 Amended Capital Budget for Economic Growth & Redevelopment Services Office.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Public Works
DEPARTMENT:

DIRECTOR'S
AUTHORIZATION: Sondra Creighton

FOR MORE INFORMATION CONTACT: Ron Davis, 974-7001; Nathan Schneider, 974-7131; Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: 3/23/00 – Approved the selection of Cotera + Reed Architects with Antoine Predock Architect as the New City Hall Design Team; 2/01/01 – Approved Conceptual Design for the New City Hall and Public Plaza; 5/17/01 – Authorized additional services for the approved schematic design. 10/25/01 – Authorized additional services for detailed cost estimating and value engineering during the design phase. 7/18/02 – Authorized additional services for security planning and design services and audio visual systems design services. 7/29/02 - Directed the City Manager to utilize the Construction Manager at Risk alternative delivery method to construct the final phase of the new City Hall and Public Plaza project. 10/03/02 - Authorized additional services to support the City in selection of and negotiation of a contract with a Construction Manager at Risk (CMR). 7/17/03 - Authorized additional services to implement the CMR procurement process.

BOARD AND COMMISSION ACTION: N/A

PURCHASING: N/A

MBE / WBE: 40.88% MBE and 15.89% WBE subconsultant participation to date.

On March 23, 2000, Council authorized the negotiation of a Professional Services Agreement with Cotera + Reed Architects with Antoine Predock Architect for architectural and engineering services associated with the design and construction administration of the New City Hall, Plaza and Parking Garage. On May 17, 2001 Council approved the proposed Schematic Design of the facility and an amendment for additional architectural and engineering services needed to implement that design. On Oct. 25, 2001 Council approved an amendment for additional detailed cost estimating and value engineering services. On July 18, 2002 Council approved an amendment for security planning and design services and audiovisual systems design services. On August 29, 2002, Council approved a resolution directing the City Manager to utilize the Construction Manager at Risk alternative delivery method permitted by Senate Bill 510, to construct the final phase of the new City Hall and Public Plaza project. On Oct. 3, 2002, Council approved an amendment for additional consultant services to support the City in selection of and negotiation of a contract with a Construction Manager at Risk (CMR). On July 17, 2003 Council



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approved an amendment for additional consultant services to assist in the implementation of the CMR process, including preparation of multiple Competitive Sealed Proposal (CSP) solicitation packages for construction subcontracts; participation in multiple pre-proposal meetings and subcontractor negotiations; revising design and construction documents for alternative construction methods recommended by the CMR in constructability reviews and value engineering recommendations to reduce construction costs.

This request will provide funding for the payment of a claim submitted by Cotera + Reed Architects for services and costs incurred for the provision of additional manpower at the construction site to insure a timely response to requests for information and clarification from contractors, assistance with the coordination of subcontractor submittals and the many complex building and technology systems that are part of this facility, and additional coordination with other contractors and consultants hired by the City to design and install the computer, technology and audio-visual systems that are required in this building. The claim also includes additional costs related to the implementation of the Construction Manager at Risk process, which exceeded the original approved proposals, for construction document modifications related to value engineering and constructability changes, and the resulting redesign that was required.

<u>AUTHORIZATION</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
03/23/00	Professional Services Agreement	\$3,950,000
05/17/01	Additional Services - New Schematic Design	\$1,233,000
10/25/01	Additional Services - Cost Estimating and Value Engineering	\$200,000
07/18/02	Additional Services - Security, Audio-Visual & Broadcast Design	\$300,000
10/02/03	Additional Services - Selection of Construction Manager at Risk	\$90,000
06/06/03	Administrative authority - implement CMR & CSP process	\$43,900
07/17/03	Additional Services - implement CMR & CSP process	\$156,100
01/21/04	Administrative authority - lighting and infrastructure revisions	\$44,365
Proposed	Additional Services - CMR and Construction Administration	<u>\$259,630</u>
	TOTAL	\$6,276,995

Subconsultant participation stated in the original agreement was 1.1% African American, 5.9% Hispanic, 1.7% Native/Asian American and 18.2% WBE.

Participation for this amendment:

<u>MBE TOTAL - PRIME</u>	<u>—</u>	<u>\$171,981</u>	<u>66.24%</u>
Cotera + Reed Architects, Austin, TX (MH)		\$171,981	66.24%
<u>MBE TOTAL - SUBCONTRACTORS</u>	<u>—</u>	<u>\$0</u>	<u>0%</u>
<u>WBE TOTAL - SUBCONTRACTORS</u>	<u>—</u>	<u>\$32,569</u>	<u>12.54%</u>
PE Structural Engineers, Austin, TX (structural engineering)		\$30,959	11.92%
Lauck Group, Austin, TX (interior design)		\$1,610	00.62%
<u>NON M/WBE TOTAL - SUBCONTRACTORS</u>	<u>—</u>	<u>\$55,080</u>	<u>21.21%</u>
Antoine Predock Architects, Albuquerque, NM (design architect)		\$13,090	5.04%
Datum Engineering, Austin, TX (structural engineering)		\$41,990	16.17%



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Overall subconsultant participation, including this amendment: 0.86% MB, 40.96% MH, 0.36% NA, 15.48% WBE and 42.36% Non M/WBE.

CIP Fiscal Note

DATE OF COUNCIL CONSIDERATION:

5/27/2004

WHERE ON AGENDA:

Resolution

DEPARTMENT:

Public Works for Economic Growth & Redevelopment Services

DESCRIPTION: Authorize negotiation and execution of a claim for additional work outside the scope of the professional services agreement with COTERA + REED ARCHITECTS (MH/MBE, 35.14%), Austin, TX, for the New City Hall, Public Plaza and Parking Garage, in the amount of \$259,630, for a total contract amount not to exceed \$6,276,995.

FINANCIAL INFORMATION:

Project Name: New City Hall, Plaza, & Parking
Project Authorization: 2000-01 Amended Capital Budget
Funding Source: CSC Funding; FY02 Certificates of Obligation
FY03 Certificates of Obligation; 1998 G.O. Bonds P1;
FY02 Austin Energy Xfr; FY03 Austin Energy Transfer
FY02 Water/Wastewater Xfr; FY02 CIP Interest; FY03 General Fund Xfr;
FY03 Contractual Obligations; FY04 CIP Interest; Retail Participation
Number: 8999-607-2400; 8999-607-2401; 8999-607-2402; 8999-607-2403;
8999-607-2404; 8999-607-2451; 8780-607-2108; 3060-117-1691;
3920-227-7062; 8640-567-0002; 8640-567-0120; 8999-607-2402;
8999-607-2403

Current Appropriation	\$52,917,000
Unencumbered Balance	\$259,630
Amount of This Action	(\$259,630)
Remaining Balance	<u>\$0</u>

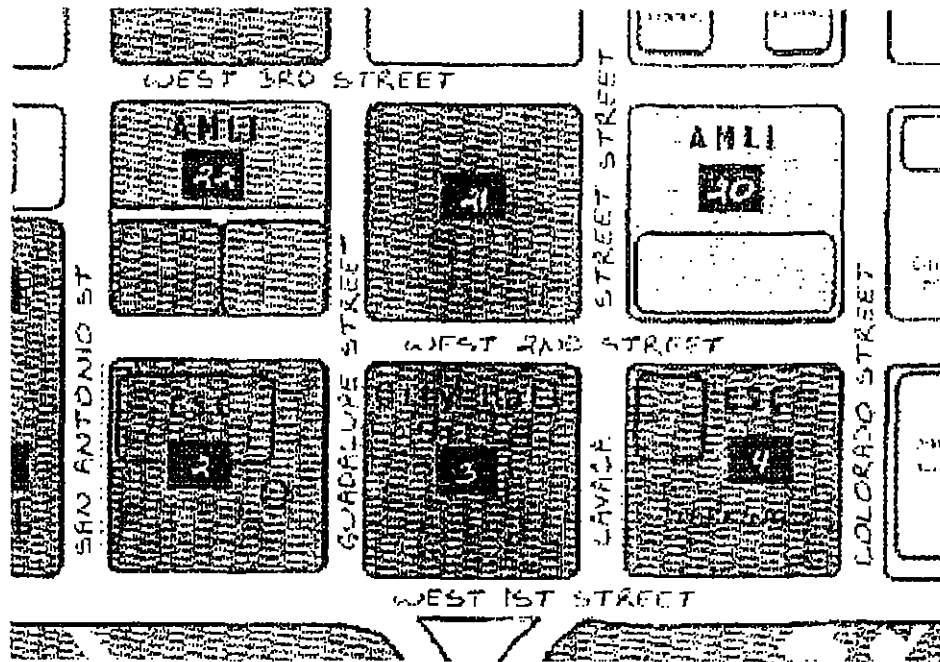
Ref # 8999-607-2400

Budget Office: _____

RCA # 5570

For Ruby GARCIA

Date: 5-21-04



LOCATION MAP

Proposed CITY HALL SITE

BLOCK 3
City of Austin