



MEMORANDUM

TO: Mayor and Council
FROM: Trisha Tatro, Interim Director, Austin Convention Center Department
DATE: June 8, 2021
SUBJECT: Item 5 on June 10, 2021 Council Agenda

The purpose of this memorandum is to provide Council additional information related to item #5 on the June 10, 2021 agenda. This item asks Council to approve a resolution finding the use of the Construction Manager at Risk (CMR) method of contracting, as authorized by Subchapter F Chapter 2269 of the Texas Government Code. The CMR project delivery method provides the best value to the City for the Austin Convention Center Expansion Project which would demolish and rebuild portions of the existing Austin Convention Center and construct new elements for a facility expansion.

Approval of this item will allow for staff to proceed with two actions:

Action 1: Develop and issue a Request for Qualification (RFQ) for the selection of an architect firm to provide design services. Staff will return to Council with a recommendation to award and execute a contract with the most qualified firm upon completion of the RFQ evaluation process.

Action 2: While staff is executing a contract with the design firm, staff will develop and issue a Request for Proposal (RFP) for the selection of a contractor (CMR) to perform general contractor services. Staff will return to Council with a recommendation to award and execute a contract with the most qualified contractor upon completion of the RFP evaluation process.

These two actions are key in implementing the CMR method in a pattern that will best support the delivery of this project. By contracting with a design firm to perform design services and sequentially contracting with a CMR, the CMR is under contract early in the design process to perform key preconstruction phase services such as collaborating with the City and the design team on scope and constructability and to optimize the design and control costs and budgets, and to provide quality assurance-quality control.

Council approval of this item does not commit the City to any further action related to the Convention Center Expansion project and there are no funding commitments associated with approval of this item. Council's first decision associated with the expenditure of dollars related to this project will occur when Council considers the contract award related to Action 1.

The Convention Center staff affirm their commitment to the goals and priorities set forth from the visioning session and the placemaking imperatives of the Palm District Initiative as expressed in Resolution 20190523-029. Staff will continue to work with the stakeholders and the public as the design process for the redevelopment of the existing Convention Center begins. Staff will ensure the design work will align neatly with the visioning work of the Palm District planning group occurring this Summer and will ensure the Convention Center is able to move forward with the expansion planning process.

Finally, Convention Center staff continue to work on the financing model and proof of concept for the redevelopment of the existing Convention Center. Staff anticipates providing this information to Council following the Summer Council meeting break and are available for discussions with individual Council offices. The financial modeling and proof of concept efforts are parallel processes to the selection of the design firm

and CMR. Running these processes sequentially shortens the timeframe for completion of the expansion project which would decrease the cost of the expansion.

If you have any questions, please do not hesitate to reach out to me by phone 512-404-4218, or email at trisha.tatro@austintexas.gov.

XC: Spencer Cronk, City Manager
Rodney Gonzales, Assistant City Manager
Ed Van Eenoo, Chief Financial Officer
Rolando Fernandez Jr., Capital Contracting Officer