




MEMORANDUM

TO: Mayor and City Council

FROM: Bert Lumberras, Assistant City Manager 

DATE: July 15, 2010

SUBJECT: New Central Library

The New Central Library project team; City staff, and the Joint Venture of Lake|Flato Architects / Shepley Bulfinch Richardson and Abbott, are currently finalizing the Architectural Design Program for the New Central Library. We plan on presenting this document to City Council at a briefing within the next few months for this very important City of Austin project.

We are now moving forward with the award of the Construction Manager at Risk. On March 6, 2008, the City Council approved the use of the Construction Manager at Risk (CM@R) methodology for the New Central Library project, in compliance with Local Government Code Chapter 271. The CM@R methodology is considered an alternative project delivery method when compared to the traditional design-bid-build methodology for capital projects.

The role of the CM@R goes beyond performing construction services; it is to be on-board during the design phase to collaborate with the City of Austin and the design team. Initially, services performed by the CM@R firm consist of constructability and scope reviews for optimal design and control of costs and budgets (Preconstruction Phase Services). Additionally as part of the preconstruction phase, the CM@R firm will be required to work closely with Lake|Flato Shepley Bulfinch Joint Venture to provide quality assurance-quality control and constructability services on design products.

At the July 29th Council meeting, there is an item for Council's consideration that would authorize the negotiation and execution of a CM@R contract with Hensel Phelps Construction for the New Central Library. Moving forward now with the award of the CM@R will allow us take the next few months, as we finalize the Architectural Design Program, to negotiate their contract. This will enable all requisite project team members; the architect, commissioning agent, and the construction manager at risk, to be fully under contract and ready to work at the beginning of the Schematic Design phase.

Please do not hesitate to contact me if you have any questions or if you need additional information.

Cc: Marc A. Ott, City Manager
Rudy Garza, Assistant City Manager
Robert Goode, Assistant City Manager
Brenda Branch, Director, Austin Public Library