



Recommendation for Action

File #: 19-3569, **Agenda Item #:** 9.

12/5/2019

Posting Language

Authorize negotiation and execution of an amendment to the professional services agreement with Limbacher & Godfrey, Inc., (WBE) for additional design, bid/award and construction administration phase services for the Zilker Metro Barton Springs Bathhouse Rehabilitation project in the amount of \$500,707.62, for a total contract amount not to exceed \$1,039,707.62.

[Note: This amendment will be awarded in compliance with City Code 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). Current participation to date is 20.46% MBE and 45.48% WBE.]

Lead Department

Capital Contracting Office

Managing Department

Public Works Department

Fiscal Note

Funding is available in Capital Budget of the Parks and Recreation Department.

Purchasing Language:

Original contract was awarded through a qualifications-based selection process.

Prior Council Action:

June 8, 2017 - Council approved a professional services agreement with Limbacher & Godfrey, Inc.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Beverly Mendez, 512-974-3596, or the Project Manager, Sergio Altamirano, 512-974-1747.

Additional Backup Information:

On June 8, 2017, Council approved the award of this project to provide site and building assessment, phasing strategy, and development of construction plans. The Zilker Metro-Barton Springs Bathhouse Rehabilitation project is intended to rehabilitate and upgrade the historic bathhouse to provide a renovated structure that will meet the needs of the City of Austin and bathhouse users for the upcoming 50 to 70 years. The building has deteriorated since its original construction, and programmatic and use changes have occurred in parts of the building over time. The Bathhouse Rehabilitation project is to address deteriorated building materials and systems, space program and operator use issues and bring non-conforming accessibility, building code and life safety issues into conformance with current code requirements.

Through the preliminary design, regulatory review and public engagement process for the Bathhouse Rehabilitation project, several changes in scope have been made to the project, and are supported by this funding authorization request, to include:

- Under the current services agreement, it was assumed the Rehabilitation project would occur in a series of small construction phases. It has been determined that the project will occur in a single construction phase. Construction administration phase services were not included in the current services agreement, in part because the number of phases that might be constructed and the scope of each was unclear. Construction phase services for a single, complete construction effort, and are included in this budget request.
- The current services agreement includes a study of relocation options for the Sheffield Education Center and Splash! exhibit and renovation of the areas currently occupied by those functions in the Bathhouse. Through the public engagement and preliminary design process for the Bathhouse Rehabilitation project, it has been determined that the Splash! exhibit will be updated, redesigned and replaced with new exhibit in the Bathhouse building, and the Sheffield Education Center functions will be accommodated in multipurpose use spaces in the Bathhouse and other facilities in Zilker Park.
- It has been determined that more robust interpretive planning elements on the site are to be included in the project.
- It has also been determined that the existing roof should be replaced in the course of the Rehabilitation project. During early design phase regulatory review meetings with the City Watershed Protection Department and Development Services Department, it has been determined that off-site storm water quality treatment of runoff for new or redeveloped impervious cover will be required.
- A consultant archeologist is to be added to the design team, to provide archeological survey, permit and reporting requirements that will be required by the Antiquities Code of Texas.
- A donor recognition element is to be included in the project.

The Consultant has completed Schematic Design and the project is in the design development phase. This authorization request will allow for the additional project design, bid phase and construction administration services. Staff intends to return to Council to request additional authorization for warranty phase services.

This project is located within zip code 78746 and is located in Council District 8. This project is managed by the Public Works Department.

This has been approved by the City's Change Control Committee. The Change Control Committee was established to comply with Council Resolution No. 20120126-048, which required the establishment of consistent criteria and process to evaluate contractual changes for all contracts administered by the Capital Contracting Office. The Change Control Committee is comprised of management-level subject matter experts.

Limbacher & Godfrey, Inc. (WBE/FW) is located in Austin, Texas.