



Recommendation for Action

File #: 21-3461, **Agenda Item #:** 14.

12/2/2021

Posting Language

Authorize negotiation and execution of a professional services agreement with Exigo Architecture, LLC (staff recommendation) or one of the other qualified responders for Request for Qualifications Solicitation No. CLMP303 to provide professional design services for renovations to the Mexic-Arte Museum - Construction-Manager-at-Risk in an amount not to exceed \$1,700,000.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 15.80% MBE participation and 16.00% WBE participation.]

Lead Department

Capital Contracting Office.

Managing Department

Public Works Department.

Fiscal Note

Funding is available in the Fiscal Year 2021-2022 Capital Budget of the Economic Development Department.

Purchasing Language:

Staff recommendation is the most qualified firm out of three firms evaluated through the City's qualification-based selection process.

Prior Council Action:

June 4, 2020 - City Council authorized use of Construction-Manager-at-Risk alternative delivery procurement method.

For More Information:

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

The Mexic-Arte Museum was founded in 1984 by artists Sylvia Orozco, Sam Coronado, and Pio Pulido in the Arts Warehouse, in downtown Austin, to share the art and culture of Mexico with Texas. To expand its programs and exhibitions, Mexic-Arte Museum moved into its current home at 419 Congress Avenue in 1988. A total of 75,000 visitors, ranging from enthusiastic children to art connoisseurs, tour the museum each year.

Since its inception in 1984, Mexic-Arte has been a pioneer institution as one of the few Mexican and Mexican American art museums in the United States; and is designated as the Official Mexican and Mexican American Fine Art Museum of Texas.

The Architect/Engineer will provide professional design services necessary to complete the project. Professional services will include all project phases including, project definition, schematic design, design development, construction documents, bidding, construction phase services, and post-construction phase services. The selected firm will collaborate with the selected Construction Manager-At-Risk (CMR) and the City to provide optimal design, effective scheduling, and cost control. The following are some specific services which are anticipated:

- Review the existing 2011 Mexic-Arte Museum Building Survey and Feasibility Analysis and make recommendations for scope of work with staff and stakeholders for implementation according to the available budget.
- Conduct design progress presentations to stakeholders including the Mexic-Arte Advisory Board, Texas Historical Commission, and City Council.
- Achieve LEED certification for the project.
- Consult with the CMR during design phase for cost estimations, recommendations for sequencing and scheduling of work, and evaluations of potential alternative designs, systems, and materials.
- Evaluate and make structural engineering recommendations for the building including preservation/restoration of the main façade as recommended by the Texas Historical Commission.
- Provide a new structural frame and foundation for the building due to the Museum's programmatic need to achieve assembly uses on the ground floor and upper stories and other occupancies on all levels.

The design services phase for this project is anticipated to begin Summer 2022, following the negotiation of a contract with the awarded design professional. Construction is expected to start in the Spring of 2024 and completed by the Spring of 2026.

The primary funding for this project was approved by the voters of the 2006 and 2018 Bond Election.

This item is not time sensitive, however, as per Resolution No. 20200521-095 directing the City Manager to review capital project delivery planning and accelerate delivery of cultural center facilities included in the 2018 bond package, the Mexic-Arte Museum is specifically identified as one of the capital projects intended to aid economic recovery of the City's vital arts, music, and entertainment industries during the COVID-19 pandemic.

If authorization is not given to execute a professional design contract, Mexic-Arte Museum will not be able to continue to expand its enrichment of the community through education programs, exhibitions and the collection, preservation, and interpretation of Mexican, Latino, and Latin American art and culture for visitors of all ages.

This authorization provides for funding of the above listed services. This request allows for the development of an agreement with the qualified responder that Council awards. If the City is unsuccessful in negotiating a satisfactory agreement with the awarded responder, negotiations will cease with that provider. Staff will return to Council so that Council may award another qualified responder and authorize contract negotiations with that provider.

TOP RANKED FIRM : Exigo Architecture, LLC is located in El Paso, Texas.

SECOND RANKED FIRM : Joint Venture EC3 & CasaBella Architects is located in Austin, Texas.

Strategic Outcome(s):

Culture and Lifelong Learning, Government that Works for All, Economic Opportunity and Affordability, Health and Environment.