



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

**AGENDA ITEM NO.:** 24  
**AGENDA DATE:** Thu 10/20/2005  
**PAGE:** 1 of 3

**SUBJECT:** Authorize negotiation and execution of an amendment to the professional services agreement with CASA BELLA+ DEL CAMPO MARU JV, (MBE/MH 32.26%), Austin, TX, for architectural and engineering services for the Mexican American Cultural Center in the amount of \$220,700 for a total contract amount not to exceed \$2,020,700.

**AMOUNT & SOURCE OF FUNDING:** Funding in the amount of \$220,700 is available in the Fiscal Year 1999-2000 Approved Capital Budget of the Parks and Recreation Department.

**FISCAL NOTE:** A fiscal note is attached.

**REQUESTING** Public Works  
**DEPARTMEN** for Parks and Recreation;  
**T:**

**DIRECTOR'S**  
**AUTHORIZATION:** Sondra Creighton

**FOR MORE INFORMATION CONTACT:** Paul Medrano, 974-7141; Laura Bohl, 974-7064

**PRIOR COUNCIL ACTION:** 01/13/00 - Approval of A&E Consultant Selection; 05/11/00 - Authorization of additional funding for creation of a Master Plan; 04/26/01 - Approval of an Amendment for additional A&E Services for design; 05/23/02 - Approval of an Amendment for construction and administration and warranty services for Phase I.

**BOARD AND COMMISSION ACTION:** N/A

**PURCHASING:** N/A

**MBE / WBE:** 12.65% MBE and 7.63% WBE subcontractor participation to date.

-----

CasaBella + Del Campo Maru JV is a joint venture architectural firm comprised of CasaBella Architects from Austin, Texas and Del Campo Maru of San Francisco. Council approved the selection of the firm as the consultants for the Mexican American Cultural Center (MACC) in January 2000. After discussions with the then citizens' advisory board for the MACC (CMACA) it was decided that a Master Plan was needed to determine the full needs of the community; Council approval additional services to the contract for the development of a Master Plan in May 2000. The Master Plan that was developed came from the input of the citizens of Austin over a couple of community design workshops held in July 2000. From that Master Plan came the three phases for full development of the Master Plan. In February of 2001, Phase I was defined and an amendment to the design contract was approved by Council in April 2001. As design proceeded and utility issues arose and proposals from both private and non-profits were received additional design time was expended and an amendment to assure sufficient funding was in place in the contract to carry the A&E Services through the Construction Administration Phase and Warranty Phase.

In the fall of 2003 was deferred for a year. It was reactivated in the fall of 2004. As the plans were being reviewed to ensure they still code compliant, an analysis of the cost estimate revealed that construction costs had risen dramatically; in particular steel and concrete costs. The MACC is mostly steel and concrete. It was estimated the construction costs for the MACC had risen 28%. In an effort to keep the project going and within the budget, a portion of the building was removed from the base bid and was made an add alternate bid. Other cost reducing efforts were made as the construction documents were



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

**AGENDA ITEM NO.: 24  
AGENDA DATE: Thu 10/20/2005  
PAGE: 2 of 3**

modified to bring the project closer to the budget. \$220,700.00 was removed from the construction administration phase of the contract and added to the construction document phase. This amendment being requested today is to replace that \$220,700.00 back into the construction administration phase of the contract.

**AUTHORIZATION HISTORY**

<u>AMOUNT</u>	<u>DATE -- DESCRIPTION</u>
\$740,000.00	01/13/00 Council Approval – Approval of A&E Consultant Selection
\$245,000.00	05/11/00 Council Approval – Approval of funding for Master Plan
\$500,000.00	04/26/01 Council Approval - Amendment for Additional A&E Services
\$315,000.00	05/23/02 Council Approval – Amendment for Additional A&E Services for Construction Administration and Warranty Services
\$1,800,000.00	Total Contract Authorization

**CONTRACT HISTORY**

<u>AMOUNT</u>	<u>DATE -- DESCRIPTION</u>
\$ 245,000.00	03/31/01 – Master Plan
\$1,331,468.00	09/30/05 – For design, bid document preparation and bid services.
\$ 220,700.00	Proposed -- SA #2 – Modification of bid documents.
\$1,797,168.00	Total Contract Expenditures

Participation goals stated in the original approved compliance plan for the agreement were 1.10% African American (MB); 41.50% Hispanic (MH); 0.0% Native American (MN); 1.70% Asian American (MA); and 18.2% WBE. Participation for this amendment:

<b>NON M/WBE JV TOTAL – PRIME</b>	<b>\$176,560.00</b>	<b>80%</b>
CasaBella + Del Campo Maru JV, Austin, Texas	\$88,280.00	40%
(MH) CasaBella	\$88,280.00	40%
<b>MBE TOTAL – SUBCONSULTANTS</b>	<b>\$24,277.00</b>	<b>11%</b>
African American Subtotal	\$2,207.00	1.0%
ASD Consultants, Inc., Austin, Texas (review of change orders)	\$2,207.00	1.0%



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

**AGENDA ITEM NO.: 24  
AGENDA DATE: Thu 10/20/2005  
PAGE: 3 of 3**

Hispanic Subtotal	\$22,070.00	10%
Jose I. Guerra, Inc., Austin, Texas (review of mechanical/electrical/plumbing & structural work during construction)	\$22,070.00	10 %
<b>WBE TOTAL – SUBCONTRACTORS</b>	<b>\$4,414.00</b>	<b>2.0%</b>
Eleanor H. McKinney Landscape Architect, Austin, Texas (review of landscaping installation during construction)	\$4,414.00	2.0 %
<b>NON M/WBE TOTAL – SUBCONTRACTORS</b>	<b>\$15,449.00</b>	<b>7.0%</b>
Turner, Collie & Braden, Inc., Austin, Texas (review of civil work during construction)	\$13,242.00	6.0 %
Stanley Architects, Austin, Texas (review of sustainability compliance during construction)	\$2,207.00	1.0%

Overall participation for the entire project, including this amendment:

**PRIME:**

32.26% NON M/WBE PRIME (Total Prime Percentage: 64.52%)

32.26% MH-PRIME

**SUBCONSULTANTS:**

0.01% MB; 12.65% MH; 0.0% MN; 0.0% MA; 7.63% WBE; and 17.16 % Non M/WBE.

**TOTAL:**

0.01% MB; 44.91% MH; 0.0% MN; 0.0% MA; 7.63% WBE; and 17.16% Non M/WBE.

## CIP BUDGET FISCAL NOTE

**DATE OF COUNCIL CONSIDERATION:**  
**WHERE ON AGENDA:**  
**DEPARTMENT:**

10/20/2005  
Resolution  
Parks & Recreation

**DESCRIPTION:** Authorize negotiation and execution of an amendment to the professional services agreement with CASA BELLA + DEL CAMPO MARU JV, (MBE/MH 32.26%), Austin, TX, for architectural and engineering services for the Mexcian American Cultural Center in the amount of \$220,700 for a total contract amount not to exceed \$2,020,700.

### FINANCIAL INFORMATION

<b>Project Name:</b>	Mexican American Cultural Center
<b>Project Authorization:</b>	2005-2006 Amended Capital Budget
<b>Funding Source:</b>	1998 GO Bonds/P4 Public Works Capital Projects Management Fund CIP Interest EDA Grant
<b>Fund/Agency/Orgn:</b>	8101-867-0036 8101-867-1036 8740-867-0155 8730-867-0190

Current Appropriation	\$16,150,000.00
Unencumbered Balance	\$870,687.00
Amount of this Action	<u>(\$220,700.00)</u>
Remaining Balance	<u><u>\$649,987.00</u></u>

Financial Manager: \_\_\_\_\_



Date: \_\_\_\_\_

10/14/05