



City of Austin

Recommendation for Action

File #: 25-1320, **Agenda Item #:** 84.

7/24/2025

Posting Language

Authorize a contract for construction services for the New Mexic-Arte Museum for Capital Delivery Services with SpawGlass Contractors, Inc. in an amount not to exceed \$14,000,000. Funding: \$14,000,000 is available in the Capital Budget of the Financial Services Department.

Lead Department

Financial Services Department.

Managing Department

Capital Delivery Services.

Amount and Source of Funding

Funding is available in the Capital Budget of the Financial Services Department.

Purchasing Language:

The Financial Services Department issued a Request for Qualifications solicitation RFQS 6100 CLMA056 for these services. The solicitation was issued on February 27, 2025, and closed on April 2, 2025. Of the two offers received, the recommended contractor submitted the best evaluated responsive offer. A complete solicitation package, including a log of offers received, is available for viewing on the City's website. This information can currently be found at https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=142276.

MBE/WBE:

This contract will be awarded in compliance with City Code Chapter 2-9A (Minority-Owned and Women-Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 13.00% MBE and 3.00% WBE participation.

Prior Council Action:

June 4, 2020 - Council approved Construction Manager-at-Risk methodology, item 4, on a 10-0 vote.

For More Information:

Direct questions regarding this Recommendation for Council Action to the Financial Services Department - Central Procurement at FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500. Respondents to the solicitation and their Agents should direct all questions to the Authorized Contact Person identified in the solicitation.

Additional Backup Information:

The Mexic-Arte Museum was founded in 1984 by artists Sylvia Orozco, Sam Coronado, and Pio Pulido in the Arts Warehouse located in downtown Austin, with the mission to share the art and culture of Mexico with Texas. To accommodate its growing programs and exhibitions, the museum relocated to its current location at 419 Congress Avenue in 1988. Each year, nearly 75,000 visitors engage with the museum. The project will

demolish the existing 3-story Mexic-Arte Museum and construct an approximately 30,000 square feet, 4-story museum with a functional first floor including an entrance lobby, giftshop, loading area, gallery, improved circulation and service spaces, and reconfiguration of sidewalks. The primary funding for the project is from the 2006 and 2018 Bond Elections.

This project will engage a Construction Manager-at-Risk (CMAR) to provide services throughout all phases, beginning with a review of the building program and continuing through construction and post-construction.

The CMAR will be responsible for delivering cost estimates and constructability reviews at key design milestones, including preliminary design, 30%, 60%, and 90% design phases. Additionally, the CMAR will participate in community presentations during the design and construction phases, as well as presentations to boards and commissions, as needed.

Prior to entering into the Construction Phase, the City will establish Minority-Owned and Women-Owned Business Enterprise goals for construction. The Construction Manager at Risk firm will submit a Compliance Plan meeting the construction goals or documentation detailing their good faith effort(s) to meet the established goals. Additional subcontracting opportunities will also arise during the Construction Phase of this project; however, the specific scopes and magnitude of the construction work cannot be determined until design has been sufficiently completed.

The Construction Manager-at-Risk method is a project delivery method where the City will contract with an architect/engineer to perform design services and separately contract with a Construction Manager to perform preconstruction and construction phase services. The role of the Construction Manager goes beyond performing general contractor services. The Construction Manager 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. After design, and before construction begins, the City will negotiate and execute a Guaranteed Maximum Price for the remainder of the work, including actual construction.

The Construction Management firm is recommended by a City-staffed evaluation panel that evaluated and scored proposals based on published evaluation criteria to determine the highest ranked proposer. As set forth in Government Code Chapter 2269, the City of Austin will select a construction manager firm that will provide the "best value" to the City for preconstruction and construction services for the project.

A delay in contract approval could impact the scheduled expansion of the Mexic-Arte Museum.

The contract allows 1,096 calendar days for substantial completion of construction for this project.

This project is located within zip code 78701 (District 9).