



Recommendation for Action

File #: 22-1002, **Agenda Item #:** 32.

1/27/2022

Posting Language

Authorize negotiation and execution of an amendment to the professional services agreement with Studio 8 Architects, Inc. for professional design services for the Dougherty Arts Center Replacement Project in the amount of \$2,300,000 for a total contract amount not to exceed \$4,300,000.

[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 18.55% MBE and 0.00% WBE.]

Lead Department

Financial Services Department

Managing Department

Parks and Recreation Department.

Fiscal Note

Funding is available in the Fiscal Year 2021-2022 Capital Budget of the Parks and Recreation Department.

Purchasing Language:

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

Prior Council Action:

May 20, 2021 - Council approved the preferred redevelopment scenario for design and construction of the Dougherty Arts Center's replacement at Butler Shores Park.

June 11, 2020 - Council authorized negotiation and execution of a professional services agreement with Studio 8 Architects Inc., for design services on the Dougherty Arts Center in an amount not to exceed \$2,000,000.

May 9, 2019 - Council approved the Dougherty Arts Center redevelopment site at Butler Shores Park.

For More Information:

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, Kevin Johnson, 512-974-9506.

Additional Backup Information:

With passage of the 2018 Bond Proposition B, the Parks and Recreation Department (PARD) received funding for the replacement of the Dougherty Arts Center (DAC). This facility has long been planned for replacement, and following an extensive public engagement process, in the Spring of 2019 Council approved the relocation of this facility to the Butler Shores parkland. An additional preliminary design phase followed in fall 2020-spring 2021, which better defined the layout of the new facility on the Butler Shores site and authorized the design team to move into the design and construction phases of the project.

The future DAC facility is envisioned to build on the existing core arts programs in an improved environment that can better accommodate the City's significant demand for affordable access to arts services. The space will encourage active inquiry, foster the love of learning through thoughtful design, and enhance the function of each core arts program. Consistent with concepts from the preliminary project phase, the arts facility will also engage with the surrounding parkland site.

Funding for the redevelopment of the facility is provided by the following:

- 2012 General Obligation Bond, Proposition 14 - Parks and Recreation (Facility Renovations and Improvements); and
- 2018 General Obligation Bond, Proposition B - Libraries, Museums and Cultural Arts Facilities (Dougherty Arts Center Replacement Facility)

The project budget from these funding sources totals approximately \$28 million.

The original authorization allowed for master planning, preliminary design, community engagement and initial design phase services. This amendment to contract authority is inclusive of Architectural/Engineering consultant services (as an addition to the June 11, 2020 authority for design services) for all phases of the project including design phase services, bid phase services, construction phase services and post-construction/warranty phase services. Studio 8 Architects, Inc. is collaborating with the Construction Manager-At-Risk, Bartlett Cocke, and the City to provide optimal design, effective scheduling, and cost control.

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 DAC 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 an amendment to the professional design contract, the design phase which is currently underway will not proceed as required for project delivery.

Studio 8 Architects, Inc. is located in Austin, Texas.

Strategic Outcome(s):

Culture and Lifelong Learning, Government that Works for All.