



City of Austin

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Capital Contracting Office, PO Box 1088, Austin, Texas 78767 Telephone 512/974-7181

April 3, 2020

To: Consultants Requesting RFQ Package

SUBJECT: Request for Qualifications (RFQ) for providing Professional Design Services for Mexican American Cultural Center – Phase 2 - CMR
Solicitation Number: CLMP297 - **ADDENDUM No. 3**

This Addendum No. #3 modifies the RFQ issued on March 4, 2020 for the above subject project. Acknowledge receipt of this addendum in space provided on Form 1 “Prime Firm’s Response”.

Addendum No. #3

1. **REFERENCE – Scope of Services has been updated. Modifications are reflected in blue text in the attached revised Scope of Services.**

Delete in its entirety: Scope of Services

Replace with: Revised Scope of Services attached hereto.

All other information in the Solicitation remains unchanged. Please remember this solicitation is currently in a “No Contact” period and all inquiries should be directed to the appropriate contact persons listed in the solicitation. If you have questions regarding this process and project related questions, you may contact me at (512) 974-5627 or leyla.mammadova@austintexas.gov.

Sincerely,

Leyla Mammadova

Leyla Mammadova, Procurement Specialist IV
Professional Services and Alternative Delivery Division
Capital Contracting Office

cc: Heidi Tse, Capital Delivery Project Manager
Beverly Mendez, CCO Manager
Keisha Houston-McCutchin, SMBR Representative



SCOPE OF SERVICES

Solicitation Number: CLMP297

Project Name: Professional Design Services for Mexican American Cultural Center - Phase 2 - CMR

PROJECT FOR:

CITY OF AUSTIN, PARKS AND RECREATION DEPARTMENT AND PUBLIC WORKS DEPARTMENT, THROUGH ITS CAPITAL CONTRACTING OFFICE

PROJECT TITLE:

PROFESSIONAL DESIGN SERVICES FOR MEXICAN AMERICAN CULTURAL CENTER - PHASE 2 - CMR

OBJECTIVES OF THE PROJECT:

The selected Prime Consultant will provide Architectural and Engineering (A/E) design services to the City of Austin for the renovation and expansion of the ESB-MACC as outlined in the 2018 ESB-MACC Master Plan adopted by Austin City Council in 2018. The Master Plan is available to view and download online at www.austintexas.gov/department/emma-s-barrientos-mexican-american-cultural-center-master-plan and serves to guide the facility program for the next two (2) phases. This project is for the implementation of Phase 2. Funding for this project was obtained through Proposition B approved by voters in the 2018 Bond Election for the amount of \$27,000,000 and other capital improvement funds in the amount of \$479,000 for a combined total of \$27,479,000. It is envisioned that the successful Prime Consultant will review the Master Plan Phase 2 scope and provide recommendations on the portions of scope that can be implemented with the available funds. Once recommendations are approved, the successful Prime Consultant will provide consulting services for all project phases including programming, schematic, design development, completion of construction documents, construction and post-construction for the cultural center and all related infrastructure necessary to meet City of Austin development requirements.

It is the intention of the City to solicit a Construction Manager at Risk (CMR) early in the design phase for pre-construction services; such as design-phase cost control, constructability reviews; and construction phase services.

SUSTAINABILITY/LEED CERTIFICATION

Emma S. Barrientos Mexican American Cultural Center will meet the requirements of the Austin City Council Resolution No. 20071129-045 pertaining to the implementation of sustainable building practices necessary to conserve energy, water and natural resource, promote health and safety, create high quality enduring structures. It is the intention of the City of Austin that the ESB-MACC be constructed, operated and maintained in accordance with the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) Green Building Rating System. Therefore, the selected Prime Consultants will be required to design the ESB-MACC to achieve a Silver certification as defined in the LEED Building Rating System.

The City has established a process for implementation of sustainable principles in design and construction of buildings and site development projects.

The resolutions can be downloaded from the City's website by accessing the following:
[20071129-045, Resolution http://www.cityofaustin.org/edims/document.cfm?id=110795](http://www.cityofaustin.org/edims/document.cfm?id=110795)
[20071129-046, Resolution http://www.cityofaustin.org/edims/document.cfm?id=110796](http://www.cityofaustin.org/edims/document.cfm?id=110796)

- A. ESB-MACC MASTER PLAN PHASE 2** - For the purpose of this Request for Qualifications (RFQ), Consultant services shall review the following scope of work as outlined in the 2018 ESB-MACC Master Plan Phase 2. *Primary and secondary scopes are delineated in order to set priorities to reconcile with available funding. It is the City's desire the successful Prime Consultants and the Construction Manager-at-Risk work earnestly to recommend scopes from the list below which will be achievable by the funding limitations:*

Items 1-6 are set as the **Primary Scope** of work

1. Renovations to the Existing Facility
2. New Plaza "Zocalo" Shade Structure
3. South Crescent Building Addition (Two Levels)
4. North Crescent Building Addition (Two Levels)
5. Auditorium Addition/Renovation (Master Plan Phase 1 referred to as Multi-Purpose Room)
6. New Gran Entrada ([Grand Entrance](#))

Items 7-10 are set as **Secondary Scopes** of work

7. Surface Parking Addition
8. New "Paseo" ([Pathway](#))
9. New Amphitheatre
10. "[Las Ventanas](#)" & "[El Muelle](#)" (New Lake Access)

B. REPLACEMENT OF EXISTING TWO (2) TON CHILLER.

The scope of work also includes replacement of the existing two (2) ton chillers located at ESB-MACC.

The City of Austin seeks to work with a design team possessing significant experience in the design and construction of successful cultural art centers, providing innovative solutions to complex and competing issues, establishing and maintaining positive architect-client relationships, and demonstrating a proven ability to work with the public, consultants, contractors and other City of Austin departments. The ability to design within budgets and meet schedules will be consideration factors. It is likewise important to the City of Austin that the design team demonstrate proficiency in designing buildings which can be operated and maintained economically. The ESB-MACC Phase 2 Project will require a design reflective of the emerging architectural style of the region, sympathetic to the local environment and expressive of the role of a Hispanic, Latino, Mexican American and Native American community center

while being respectful to the late renowned Mexican architect, Teodoro González de León's original work, as a part of the CasaBella + Del Campo & Maru Joint Venture. Respondents must also exhibit sensitivity to City of Austin initiatives including public input in the design processes, sustainability, Downtown Design Guidelines, Art in Public Places, and team participation by minority and women-owned businesses and the mission of the ESB-MACC.

References and nearby developments:

- Emma S. Barrientos Mexican American Cultural Center Master Plan (2018)
- Hispanic/Latino Quality of Life Initiative (2013)
- Waterloo Greenway (2012)
- Austin Core Transportation Plan including the Rainey Street Mobility Study (12/05/19)
- Palm District Planning Initiative (10/10/19)
- Designation of Red River Cultural District (2013)
- Convention Center Master Plan (2015)
- UT Center for Sustainable Development Analysis of Scenarios for Convention Center Expansion (2019)
- Formation of Austin Innovation District (2017)
- Capital Metro Project Connect Vision (2019)
- Brush Square Master Plan (2019)
- Downtown Austin Wayfinding Master Plan (2013)

BACKGROUND:

Located on a six-and-one-half-acre site on Lady Bird Lake near downtown Austin, Texas, the current Emma S. Barrientos Mexican American Cultural Center (ESB-MACC) provides a venue for Mexican-American-themed visual and performing arts. The complex consists of a 30,000-square-foot facility with classrooms, exhibit galleries, and performance space as well as a 22,000-square-foot outdoor plaza.

In the early 1970s at the height of the Chicano Movement in Austin, Texas, Mexican American and Latino artists, educators, and leaders recognized a need for cultural arts space, education, and programming. With members from such organizations as the League of United Chicano Artists (LUChA) in East Austin, a myriad of Latino dance arts groups, Chicano theater troupes, and community organizations, this idea gained momentum. The eventual destruction of the aging El Centro Chicano and the Juárez-Lincoln Center due to fires created an urgent need for a community cultural center, and Austin's artists and community leaders were eager to pursue that goal. Several Hispanic visionaries and artists approached the City of Austin to request support for the development of a Hispanic focused cultural arts facility.

Finally, in 1986, the City Council appointed a task force, also later known as the Center for Mexican American Cultural Arts (CMACA), a non-profit corporation to determine the feasibility

of building a Mexican American Cultural Center. It was the first of various advisory groups created to provide guidance in the development of the center. Subsequently, the City contracted the services of a major consulting team to conduct a formal and comprehensive location, market, financial feasibility and operations study. The consulting team and study results supported and recommended the establishment of a center. The study settled on the current 600 River Street location as the cultural center site. The River Street facility, which was once the City of Austin vehicle service center, consisted of almost six acres of land in central Austin where Waller Creek empties into Lady Bird Lake.

In 1992, with the Council appointed CMACA task force support and validation of the feasibility study, the center was placed on the citywide bond package before the voters. The referendum failed to pass. By 1998, the community had regrouped and with the leadership provided by Hispanic elected officials and other leaders of the community, the 1998 bond package dedicating \$10.9 million for the MACC was finally approved by the voters.

In 1999, the City authorized a professional services agreement with CasaBella Architects and its joint venture partner, Del Campo & Maru Architects, in association with renowned Mexican architect Teodoro González de León of Mexico City, for architectural design and construction administration services. A three phase Master Plan for the MACC was developed with input from the community and from various Mexican American arts organizations. This first MACC master plan was adopted by City Council in 2000. The ground breaking ceremony for phase one of the Master Plan took place in November of 2005. Construction of the Mexican American Cultural Center began in January of 2006, and the facility was completed in June of 2007.

The center was re-dedicated in 2011 in honor of an Austin cultural arts leader and political activist, Emma S. Barrientos, who died in 2009. Hence the name, the Emma S. Barrientos Mexican American Cultural Center (ESB-MACC), was adopted.

Though state of the art when originally designed, evolving community needs and changes in the urban context required the facility to update its nearly twenty-year-old 2000 MACC Master Plan (CasaBella +Del Campo & Maru Joint Venture, San Francisco, CA, and Teodoro González de León, Mexico City). Additionally, the ESB-MACC campus has expanded with the inclusion of two additional parcels of city-owned land—58 and 64 Rainey Street—which flank the ESB-MACC entrance. In 2017, CasaBella Architects was awarded the contract. This master planning process included rigorous community involvement, providing recommendations to improve facility function and meet the needs of the community in the future. This new ESB-MACC Master Plan was adopted by City Council in March 2018.

The ESB-MACC sits on one of the most prime locations in the city within walking distance of the Austin Convention Center, highly rated restaurants & hotels, the tourist destinations of Sixth Street and the Rainey Street Historic District. The ESB-MACC site is also surrounded by parkland, the Ann and Roy Butler Hike and Bike Trail and the shores of Lady Bird Lake and Waller Creek.

Mission Statement:

The Emma S. Barrientos Mexican American Cultural Center is dedicated to the preservation, creation, presentation, and promotion of Mexican American cultural arts and heritage. The center is a tremendous resource for the community and visitors to learn and participate in classes and programs that will foster a meaningful understanding and appreciation of not only Mexican American but also Native American, Hispanic, and other Latino cultures. The programs and education curriculum include the areas of visual art, theatre, dance, literature, music, multi-media, and the culinary arts.

ANTICIPATED SERVICES:

The ESB-MACC Phase 2 Project requires consultants with demonstrated expertise in civic architecture, specifically cultural centers, performance spaces, cafes, classrooms, and associated support spaces with the proven ability to complete the effort within the established schedule timelines and budget. Services will include Architectural and Engineering services for all project phases including pre-design, programming, schematic, design development, completion of construction documents, bidding, construction, and post-construction for the ESB-MACC building and all related infrastructure necessary to meet city of Austin development requirements. The following are some examples of the specific consultant services which should be anticipated:

- Review existing 2018 Master Plan and make recommendations for scope of work for Phase 2 Building Program in with staff and stakeholders for implementation.
- Conduct and document design input charrettes and design review meetings with selected City Departments. Make separate design progress presentations to the ESB-MACC Advisory Board, Hispanic/Latino Quality of Life Resource Advisory Commission, Design Commission and the Austin City Council at the end of the Schematic Design and Design Development phases of the project.
- Provide briefings or presentations to various City Boards or Commissions.
- Communicate design concepts through traditional sketches as well as state-of-the-art multi-media presentations.
- Consult with Construction Manager at Risk during design phase for cost estimations, recommendations for sequencing and scheduling of work, and evaluations of potential alternative designs, systems and materials.
- Consistent with all City of Austin bond-funded projects, the project will include a public art component to be delivered under a separate contract by the Art in Public Places (AIPP) program. The selected Prime Consultant will collaborate with the selected lead artist to develop an appropriate theme for the artwork(s), ensuring consistency with the identity and mission of the cultural center and integration with the architecture of the expanded facility. In addition, the selected Prime Consultant will work with the AIPP program to integrate the artwork into the facility per the artwork goals.

PROPOSED PROJECT SCHEDULE:

- April 2020 - Staff evaluations of Statements of Qualifications and interviews of Prime Consultant(s) and Prime Consultant Presentation completed
- April 2020 - Construction Manager at Risk Solicitation issued
- July 2020 - Top score Prime Consultant(s) presentation(s) to Council and Award of Prime Contract by Council
- October 2020 - Execution of Prime Consultant Contract
- November 2020 - Execution of Construction Manager at Risk contract
- October 2020 - Programming Phase process conducted by Prime Consultant
- October 2022 - Design completed
- January 2022 - Start of Construction
- March 2024 - Construction completed
- June 2024 - Grand Opening

PROPOSED PROCUREMENT SCHEDULE

- Pre-Response Meeting – March 11, 2020
- Statement of Qualifications due – April 15, 2020
- Conduct Interviews, if necessary – May 29, 2020
- Recommendation to City Council – July 30, 2020
- Contract Execution – October 7, 2020

COST ESTIMATE:

The estimated total construction cost including new construction, renovation, and site work for the overall project is **\$16,000,000**.

MAJOR AND OTHER SCOPES OF WORK:

Below is a list of the major scopes of work that the City has identified for this project. ****There must be representation for all major scopes of work listed in the prime’s statement of qualifications.*** The experience of the firms listed to perform the Major Scopes of Work, whether a subconsultant or prime firm, will be evaluated under Consideration Item 6 – Major Scopes of Work – Comparable Project Experience.

In addition, the City has identified Other Scopes of work that MAY materialize during the course of the project. The City does not guarantee that the scopes listed under Other Scopes of work will materialize on this contract. If the prime consultant intends to enter into a subconsulting agreement on a scope of work not listed below, the prime consultant is required to contact SMBR and request an updated availability list of certified firms in each of the scopes of work for which the prime consultant intends to utilize a subconsultant.

*** Major Scopes of Work**

- Architectural Design Services
- Civil Engineering
- Mechanical/Electrical/Plumbing Engineering
- Structural Engineering
- Landscape Architecture
- Information and Technology Consultant
- Cost Estimating

Other Scopes of Work

- Sustainability (LEED) Consultant
- Lighting Consultant
- Roofing/Envelope Consultant
- Interior Design
- Accessibility Consultant / Registered Accessibility Specialist (RAS)
- Acoustical Engineer
- Building Permit Expeditor
- Reprographic Service
- CADD Services (Architectural Rendering in 2D & 3D)
- Geotechnical Engineering
- Food Service Consultant
- Energy Modeling Consultant
- Audio/Visual Consultant
- Security Consultant
- Parking Consultant
- Environmental Consultants
- Building Automation Consultant
- Photovoltaic Consultant
- Waterproofing Consultant
- Wayfinding/Signage Consultant
- Architectural Materials Conservation Consultant
- Fire & Life Safety Consultant

Notes:

- Construction Inspection and Public Information and Communications are **NOT** a subconsultant opportunity. These services will be performed in-house or under a separate contract, if needed, and will be determined when project assignment is made.
- Participation at the prime or subconsultant level may create a conflict of interest and thus necessitate exclusion from future contracting opportunities with the City.

- If the City determines that a conflict of interest exists at the prime or subconsultant level, the City reserves the right to replace/remove the prime or instruct the prime consultant to remove the subconsultant with the conflict of interest and to instruct the prime consultant to seek a post-award change to the prime consultant's compliance plan as described in City Code § 2-9B-23. Such substitutions will be dealt with on a case-by-case basis and will be considered for approval by Small and Minority Business Resources (SMBR) in the usual course of business. The City's decision to remove a prime or subconsultant because of a conflict of interest shall be final.
- A consultant performance evaluation will be performed on all professional services contracts. This evaluation will be conducted at the end of each Design and Construction phase.
- Please review the City of Austin's Public Participation Principles (<http://austintexas.gov/page/public-participation-principles>)

CITY OF AUSTIN PUBLIC PARTICIPATION PRINCIPLES:

Accountability and Transparency

The City will enable the public to participate in decision-making processes by providing clear information on the issues, the ways to participate, and how their participation contributes to the decision.

Fairness & Respect

The City will maintain a safe environment that cultivates and supports respectful public engagement and will expect participants to do so in turn.

Accessibility

The City will respect and encourage participation by providing ample public notice of opportunities and resources and accommodations that enable all to participate.

Predictability & Consistency

The City will prepare the public to participate by providing meeting agendas, discussion guidelines, notes, and information on next steps.

Creativity & Community Collaboration

(Inclusivity and Diversity)

The City will use innovative, proven, and customized engagement solutions that are appropriate to the needs of the projects and the participants.

Stewards of Resources

The City will balance its commitment to provide ample opportunities for public involvement with its commitment to delivering government services efficiently and using City resources wisely.