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ACA

Newsletter



New Quick Pay and Prompt Pay Programs to Roll Out in 2015

Austin—The city will begin two new payment programs next year that will allow subcontractors on city projects to receive payment before and soon after their work is completed.

These programs have come to being following indefatigable recommendations from Carol Hadnot, Program Manager of the Austin Area Black Contractors Association, and general concerns over the city's new living wage policy from the business community. City subcontractors often found themselves financially strapped by the up-front costs to work on major city projects and the 45 to 60 days of payment process time from the city to flow down to the subs. They also worry that their small to medium sized companies will have to resort to more expensive financing to pay for higher wages.

After a series of stakeholders meetings, City Council's MBE/WBE and Small Business Committee adopted the two payment programs and an independent loan program presented by city staff in January of 2014.

The first program to be implemented, Quick Pay Program (QP), will give subcontractors direct access to funds after their work is completed, rather than waiting for the prime to get paid first. The procedure is outlined in a SMBR memo as follows:

- 1) The prime contractor will invoice the city for QP funds at the beginning of a project.
- 2) Subcontractors interested in participating in the process

will complete the application process. Any subcontractor certified as an MBE/WBE or SBE is eligible to participate.

- 3) As work is completed, subcontractors will invoice the prime and be paid by the prime within 10 days of their approved and accepted work.
- 4) This payment method applies to projects that use alternative delivery methods such as Design Build, Construction Manager at Risk, Job Order Contract, and Competitive Sealed Proposals.

The second program, Mobilization Prompt Pay Program (MPP), allows for bi-monthly payments to the subcontractors at the beginning of a project. The procedure is outlined as follows:

- 1) The prime contractor submits pay applications twice a month, rather than monthly, at critical mobilization points usually during the first few months of work.
- 2) Subcontractors added at a later point in a project will have flexibility to submit invoices to cover the critical period of the project.
- 3) This payment method applies to projects valued at over \$2 millions.

In the meantime, the independent loan program involves the city approaching 3rd party financial institutions to offer loans with less stringent criteria than traditional commercial loans.

This program, still in its embryonic stage, will need time to develop since it relies on voluntary participation by banks or credit unions. It is yet unknown how lenient the approval rates and what the interest rates will be over the terms of the loans.

The city does not endorse one financial institution over another. It has no authority or leverage in the negotiation of terms on behalf of the subcontractors; therefore it is entirely incumbent upon the subcontractors to shop for the best loans themselves.



Local Marketplace

Jaya Shrivastava, an ACA member, was recently featured in the Austin Business Journal to talk about her sprint to success in only four years of starting her business, Dash of Masala. The company makes all natural yogurt currently sold in Whole Foods, Costco, and Central Market. Sassy Lassi comes in six flavors: mango, pineapple, strawberry, rose, celery, and sea salt and cumin.



Asakura Robinson Company, LLC



Keiji Asakura & Margaret Robinson

Margaret Robinson and Keiji Asakura serve as principals and founders at Asakura Robinson Company LLC. Keiji holds over 35 years of experience in Urban Design, Landscape Architecture and Community Planning throughout the US and internationally. He places high regard for public service as evidenced by his receipt of the 2011 American Society of Landscape Architects Distinguished Member Award, the 2009 President's Call for Service Award, and the City of Houston Mayor White's 2005 Proud Partner Award for Distinguished Service. In 2014, Keiji became inducted into the American Society of Landscape Architects Council of Fellows.

A tireless advocate of better neighborhoods throughout, Keiji Asakura believes a creative community engagement planning process and components of a livable neighborhood come from involving the people, bringing about positive cultural shifts. In turn, engaged and informed people will advocate, demand and create more livable urban places. The creation of urban places is a social and cultural process with a built outcome, while a process of building induces a social and cultural outcome. Keiji is committed to the design and building of urban forms that engage diverse people. He believes richer more enjoyable urban spaces are reflections of the people's diverse set of preferences and circumstances noted in successful design process. Keiji was a founding principal of SLA Studio Land Inc. in Houston, California and Tokyo before opening ARC in 2004. In the capacity of an urban planner, Keiji was appointed by Mayor Parker to be a member of Houston's Planning Commission in 2010.

With over 30 years of planning, urban design and landscape architecture experience in Texas, California, and abroad, Margaret's expertise lies in large-scale project management, land planning, and development processing. Prior to founding Asakura Robinson Company, Margaret served with such firms as EDAW, SLA Studio Land and M2L Associates. In 2004, Margaret joined forces with Keiji Asakura, PLA, to create Asakura Robinson Company, LLC. Over the firm's 10-year history, Asakura Robinson has developed a notable reputation for civic and development commission involvement, as well as advocacy for sustainable and low-impact development techniques. This green focus has brought innovation to the forefront of many Houston developments, including Texas' first Greenroads Certified project as well as Texas' first Living Building. As a LEED Accredited Professional, Margaret has guided many civic and private clients through the LEED process and is currently providing LEED consulting on numerous office, library, school, park,

and other projects.

Outside of her landscape architecture practice, Margaret's volunteerism in civic and professional associations, particularly in the area of sustainable and green development practices, has left a legacy within the Houston community. She has served on several committees including the advisory committee for the City of Houston Green Building Resource Center, the USGBC Houston Residential Green Working Group, the Houston Land and Water Sustainable Forum and the CEC Low Impact Development Review Committee. Margaret's efforts in this area have been a catalyst to significant programs that have promoted the environmental and economic health of Houston's diverse communities.

Asakura Robinson Company, LLC

Asakura Robinson is a planning, urban design, and landscape architecture firm most noted for design sensitivity, highly effective public engagement, and as tireless champions of a more beautiful and healthful environment. Led by principals Keiji Asakura and Margaret Robinson, the award-winning firm was established in March 2004 in Houston, Texas. In 2013, we opened our Austin office and expanded our presence in California, Japan and the Middle East.

For the past 30 years, the principals of Asakura Robinson have provided clients with creative and sustainable design solutions on projects large and small, locally and internationally. We provide complete landscape architecture services from conceptual design through construction administration, including softscape, hardscape, and irrigation design; LEED design and documentation; and concept renderings and reports for fundraising and marketing purposes. On the planning side, Asakura Robinson provides a range of services including site planning, connectivity, and pedestrian/vehicular circulation; public art coordination; and community engagement leadership and coordination.

Our people and works have been recognized through numerous planning and design awards and acknowledged by our community of critics, peers, and clients at the national, state, and local levels. Accolades include Texas' first Greenroads certification, the Mayor's Proud Partner/Keep Houston Beautiful Award, and ASLA's National Honor Award. Firm Principal Keiji Asakura is a proud recipient of the President's Call to Service Award, as well as the ASLA's Distinguished Member Award. At Asakura Robinson, creating beautiful, sustainable, and engaging people-places is our passion. Whatever unique challenges await, clients can entrust us to help meet their project goals.

City News Highlights

SMBR's Proposed Airport Concession DBE (ACDBE) Plan

The City of Austin's Small & Minority Business Resources Department (SMBR) is requesting public comment on the proposed Airport Concession Disadvantaged Business Enterprise (ACDBE) Program Plan for Fiscal Years 2015-2017. The anticipated goals are 14.72% for Non-Car Rental Concessions and 2.43% for Car Rental Concessions, as measured by estimated annual gross receipts.

An ACDBE Public Hearing will be held to learn more about the plan on Thursday, January 15, 2015 from 5:30 p.m. – 7:00 p.m. in our office at 4201 Ed Bluestein, Austin, TX 78721. The Plan can be accessed at www.austintexas.gov/acdbe-plan or at www.austintexas.gov/snbr. A paper copy is available for viewing weekdays from 8:00 a.m. – 5:00 p.m. in our office located at 4201 Ed Bluestein Blvd, Austin, Texas 78721.

Public comments can be emailed to DBEPublicComments@austintexas.gov, or they can be submitted to SMBR's offices at 4201 Ed Bluestein Blvd, Austin, TX 78721 until January 15, 2015. For more information, call (512) 974-7677 or visit www.austintexas.gov/snbr.

Trammell Crow Company, Principal Real Estate Investors and City of Austin Complete Transaction on Second Phase of Green Water Treatment Plant

Trammell Crow Company and joint venture partner Principal Real Estate Investors are pleased to announce the acquisition of the Green Water Treatment Plant (GWTP) parcel known as 500 W. 2nd Street in downtown Austin from the City of Austin.

Construction is scheduled to begin immediately on the 500,436 square foot project, which will feature 489,403 square feet of Class A speculative office space and 11,033 square feet of ground floor restaurant/retail space.

The building is scheduled to be complete by 1Q 2017. 500 W. 2nd Street is the second of four parcels to be developed by Trammell Crow Company as part of its partnership with the City of Austin to bring new vibrancy and land uses to downtown Austin and the emerging Seaholm Development District.

Subcontractors Academy Reopens in 2015

The Subcontractors Academy will be closed for two months in November and December. Classes will resume in January with a brand new class (titled Grant Funded Projects) scheduled on January 28th, 2015 from 9:00 - 10:00 AM at OTC, Suite 1045. To date, over 100 people attended the Subcontractors Academy in 2014. If you should be interested in any of these topics, we'll be glad to come to you and offer a private class to your members. For more information, contact Marisol Claudio-Ehalt at 512-974-7026 or email at mari-so.claudio-ehalt@austintexas.gov

CAMPO Board OKs List of Future Transit Projects

The Capital Area Metropolitan Planning Organization Transportation Policy Board approved a recommended list of regional transit projects Monday, including a commuter rail line from Elgin to Austin and multiple new MetroRapid Bus routes, to prioritize for potential funding under its draft long-range plan.

The board also approved a recommended list of roadway projects in Travis, Hays, Caldwell, Williamson and Bastrop Counties to potentially fund with \$605 million in remaining federal and state dollars.

City of Austin Announces New Public Art Opportunity at Austin Shelter for Women and Children

Art in Public Places (AIPP), a program of the City of Austin's Cultural Arts Division of the Economic Development Department, seeks to commission a professional artist, or artist team, to create artwork for the Austin Shelter for Women and Children (ASWC) located at 4523 Tannehill Lane in East Austin.

Visual artists who live or work in Texas are eligible to apply. The total budget for this project is \$68,000. The application deadline is 5:00 pm, January 8, 2015.

Applications Open for Free Environmental Site Assessments

A grant from the Environmental Protection Agency will provide funding for site assessments of brownfields making it more affordable to transform underutilized land into beneficial community developments. Environmental site assessments are the first step towards revitalizing communities, growing Austin's economy and protecting the environment and public health.

Austin Resource Recovery's Brownfields Program recently received \$400,000 from the EPA to provide environmental assessments and cleanup planning to assist with property transactions for site redevelopments. Qualified applicants can apply now for free environmental site assessments.

South Lamar Boulevard Corridor Study to hold first public open house

The City of Austin will host the first public open house for the [South Lamar Boulevard Corridor Study](#) to provide information and listen to community feedback. Join area residents, business owners, and stakeholders to talk about how to improve the South Lamar Corridor for pedestrians, bicycles, public transportation and vehicular traffic.

New Commodity Code

The City of Austin has created a new commodity code for **Chilled Water Pipe Installation**. 913-38 Construction, Chilled Water Pipe Installation. If this is a service that your company can provide, please add it to your account in Vendor Connection. If you have forgotten your password or need assistance, please call (512) 974-2500 or 974-2018.

Proposed Construction Projects Bidding Between 01/01/15 and 12/31/15

Advertisement Date	Project	Construction Cost Estimate
Jan-15	SAR Tertiary Filter Improvements	19,256,502
Jan-15	Walnut Creek WWTP Tertiary Filter Rehabilitation	17,912,197
Jan-15	Terminal Improvements 2013-Phase 8	1,029,538
Jan-15	Colorado St. Reconstruction and Utility Adjustments from 7th St to 10th St	5,700,000
Jan-15	Barrington Way FM Reroute and Gravity System Upgrade	1,758,800
Jan-15	Circle C Ranch Metro Park - Veloway Trail Improvements	316,782
Jan-15	Retired Facility Decommissioning Phase B	710,000
Jan-15	Waller - Eastwoods Park Stream Restoration	693,000
Jan-15	Mains to Capitol Complex / AISD	3,508,800
Feb-15	Harris Branch Interceptor Lower A	7,956,901
Feb-15	Lindshire LS Relief	1,000,000
Feb-15	RA - NW Brentwood - Karen and Payne Area - Nghbrhd Water System Upgrades	2,970,000
Feb-15	Downtown Wayfinding Master Plan & Impl (Downtown Austin Plan)	1,232,000
Feb-15	Justin Lane from Burnet to Lamar	6,377,826
Feb-15	Spicewood Springs PS Util Improvements-TM	2,200,000
Mar-15	Austin Shelter for Women and Children Renovation and Expansion	3,420,000
Mar-15	Del Robles Drive Street Extension	64,088
Mar-15	Pleasant Valley Drill tower repairs & renovation	527,120
Mar-15	Shaw Lane Drill Field & Tower Repair - Renovation	734,140
Mar-15	Lockheed LS Relief	500,000
Mar-15	Waters Park Relief Main	4,900,000
Apr-15	Montopolis WRI Tank	11,000,000
May-15	Renovation of Will Hampton Branch Library at Oak Hill	597,000
May-15	Little Walnut Creek - Creek flood hazard reduction from Metric to Rutland	8,460,000
Jun-15	Riverside Dr Corridor Improvements - 2012 Bond	731,897
Jun-15	Burleson Road Pressure Conversion	2,520,000
Jun-15	Parmer Lane Interceptor	29,411,550
Jun-15	Main to Junction 420 (Downtown Area)	3,934,555
Jun-15	Walnut Creek Pumping System Improvements	4,020,000
Jul-15	Pressler Street Extension	6,150,000
Jul-15	Waller Creek District - Sabine St. Promenade	2,520,000
Jul-15	Austin [re] Manufacturing Hub	5,579,412
Jul-15	Old Lampasas #3	2,500,000
Jul-15	Four Points Center Forcemain Improvements	601,797
Jul-15	Maintenance Complex Renovations - Bldg. 8220	2,100,000
Aug-15	Upper Level Embankment Inspections and Repairs	3,388,000
Aug-15	Dove Springs District Park - Recreation Center Expansion	1,137,730
Sep-15	Bowie Underpass	4,410,000
Sep-15	Williamson Creek - Bitter Creek Tributary Channel Rehabilitation	2,016,000
Sep-15	Springdale/290 Improvements	6,500,000
Sep-15	Stormwater Drainage Improvements	1,723,700
Sep-15	Davis WTP TWDS-Medium Service PS	33,521,000
Oct-15	Walnut Creek WWTP Secondary Process Improvements	7,840,000
Oct-15	Slaughter - Old San Antonio Rd Low Water Crossing Upgrade	5,160,000
Oct-15	SAR WWTP Trains A&B Blower Replacement	14,557,904
Oct-15	Govalle Flow Diversion	4,734,000
Oct-15	Hornsby Bend Thickener Complex Rehab	2,855,000
Dec-15	Davis WTP Power Distribution Upgrade	24,137,641

