

AGENDA



Thursday, June 21, 2007

Public Works**Item No. 50****RECOMMENDATION FOR COUNCIL ACTION**

Subject: Authorize the use of the Design/Build method for contracting for facility construction for the Public Safety Training Facility Project and the Construction Manager at Risk method of contracting for facility construction for the new Energy Control Center Project as permitted by Subchapter H of Chapter 271 of the Texas Local Government Code.

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Boards and Commission Action: Recommended by the MBE/WBE and Small Business Council Subcommittee and the MBE/WBE and Small Business Advisory Committee.

Subchapter H of Chapter 271 of the Texas Local Government Code allows municipalities new solicitation options, upon approval of the governing entity, for construction of a facility, including Construction Manager at Risk and Design/Build. To consider a construction contract using a method other than traditional competitive bidding, the governing body of the municipality must, before advertising, approve the alternative method selected.

Design-build is a method of construction procurement under which design and construction services are contracted through one entity, either a joint venture between a design consultant and a constructor or from a single entity that has both capabilities. The project will consist of two continuous phases: Design of the facility and the Building of the facility. The Design/Build contract is awarded to the proposer providing the best value to the City. The Public Safety Training Facility is being recommended for this methodology.

The purpose of the Public Safety Training Facility is to meet the training needs of the three public safety agencies, APD, Fire, and EMS, in the most efficient manner. The project will provide adequate space for cadets, training personnel, continuing education and professional development students and will provide a common space for processes from applicants to career. By working together and training together on critical incident response, the three agencies can improve outcomes for the community.

The project will include classrooms, common spaces, training props, office space, room for growth, scenario spaces, specialty training areas, storage areas, shower/gym facilities, driving course and ample parking. The design will need to be both efficient and flexible.

Construction Manager at Risk consists of the hiring of a Construction Manager at Risk (CM-R) through a Request for Proposal Process during the design process to allow for interface with design consultants. This methodology enables fast-track delivery (beginning construction before design is complete). The CM-R is selected during design on basis of best value rather than price alone. Austin Energy's Energy Control Center is being recommended for this methodology.

The City Manager was directed via an October 2005 City Council Resolution to devise a plan to sell the current Austin Energy (AE) Energy Control Center (ECC) property located on West Avenue in order to incorporate it into the Seaholm and downtown redevelopment districts. This project will involve either the purchase and remodeling of an existing building or the construction of a new building on a green field location in order to allow for the vacation of the existing ECC as soon as possible.

In addition to housing the new primary Energy Control Center and offices being vacated in the existing building, other work groups and functions may relocate to the new building. These include a large engineering and field construction group, the primary corporate data center and the Energy and Market Operations Group, which includes the primary generation control center. While some parts of the new facility will have standard office designs, much of the building will need to be highly engineered.

As requested by the MBE/WBE and Small Business Subcommittee and Advisory Committee, staff will continue to research the best option available to facilitate timely payments to primes and subs, including the proposed Super Prompt Payment Program, and alternatives such as more frequent pay cycles.