

AGENDA



Thursday, February 28, 2008

Public Works**Item No. 27****RECOMMENDATION FOR COUNCIL ACTION**

Subject: Authorize the use of the Construction Manager at Risk method of contracting for facility construction for the new Central Library Project as permitted by Subchapter H of Chapter 271 of the Texas Local Government Code.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

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

Subchapter H of Chapter 271 of the Texas Local Government Code allows municipalities solicitation options, upon approval of the governing entity, for construction of a facility other than Competitive Bidding. One of these options is Construction Manager at Risk. To consider a construction contract delivery method other than traditional competitive bidding, the governing body of the municipality must, before advertising, approve the alternative method selected.

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. The New Central Library is being recommended for this methodology.

On November 7, 2006, the citizens of the City of Austin approved a bond issue for the design, construction, and furnishing of a new 250,000 sq. ft. Central Library as a replacement for the severely outgrown 110,000 sq. ft. Faulk Central Library. The \$90 million funding will allow for the completion of 120,000 sq. ft. of library space and 50,000 sq. ft for library administration. 80,000 square feet will be available for future growth of the library system. This new Central Library will include: increased research and circulating collections augmenting branch collections; additional seating, meeting and study room space, a café, and an auditorium; improved information technology including a high tech center; program and exhibit space for community and cultural events; dedicated program space for youth and teens; a family center offering programs and services for all ages; increased parking and accessibility, including close proximity to public transportation and pedestrian and bicycle facilities; and a business and career center, positively contributing to the economic well being of the community.