

## AGENDA



Thursday, February 28, 2008

**Public Works****Item No. 28****RECOMMENDATION FOR COUNCIL ACTION**

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**Subject:** Authorize the use of the Construction Manager at Risk method of contracting for facility construction for the Single-Stream Recycling Material Recovery Facility 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.

**For More Information:** Rosie Truelove 974-3064, or Robin Field 974-7064

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

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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 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 the basis of best value rather than price alone. The Single-Stream Recycling Material Recovery Facility Project is being recommended for this methodology.

This project consists of two parts and is located on 40 acres of land at the FM 812 Landfill Site (Address: 10108 FM 812). Part One includes the design and construction of a Single-Stream Recycling Material Recovery Facility and attached office building, site improvements, access roads, scales, parking, water controls, utilities and landscaping. Part Two involves the design and construction of a service center building, vehicle maintenance, cart storage facility, fueling station and remaining site improvements, access roads, parking, water controls, utilities and landscaping. The CM-R methodology will be utilized for Part One only.