Contract and Land Management

RECOMMENDATION FOR COUNCIL ACTION

Subject: Authorize negotiation and execution of a professional services agreement with ELLERBE BECKET INC., Minneapolis, MN for consulting services for the new Energy Control Center project in an amount not to exceed $3,500,000.

Amount and Source of Funding: Funding is available in the Fiscal Year 2007-2008 Capital Budget of the Austin Energy Department.

Fiscal Note: A fiscal note is attached.

For More Information: Laura Lee Franks 322-6854, Rosie Truelove 974-3064, Robin Field 974-7064

Purchasing Language: Best qualification statement of 10 statements received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9B of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals of 16.5% MBE and 14.2% WBE subconsultant participation.


In October 2005, the City Manager was directed by Council to relocate Austin Energy’s Energy Control Center (ECC) from its current West Avenue location in order to incorporate the property into the Seaholm and downtown redevelopment efforts. The West Avenue facility is essential to Austin Energy operations with most of the work groups at that location serving critical functions within the Electric Service Delivery division. These groups include the 24/7 Transmission and Distribution Control Center, Distribution Maintenance, GIS Services, Forestry, Transmission and Distribution Planning, Operations Engineering and Security Operations. There are additional Austin Energy groups housed at this site including those from Information Technology and Telecommunications and Facility Maintenance.

This project will involve remodeling an existing building, located at 2500 Montopolis Drive, to allow for the incorporation of the vacated ECC employees as well as bringing together other work groups of similar function. The consultant is expected to design a remodeled facility that will seamlessly house the new primary Energy Control Center and the offices being vacated in the existing building and other work groups and functions who will relocate to the new building including: Public Involvement and Real Estate Services (currently located at Town Lake Center and Kramer Lane Service Center), the Primary Corporate Data Center and its support staff (currently located at Town Lake Center), and large engineering and field construction group (currently located at Kramer Lane Service Center).

The delivery method for the Project is Construction Manager at Risk, and it is planned that the Construction Manager will be hired in the same timeframe as the Architect/Engineer.

There will be four major solicitations on the project:
Program Manager  (Award Made 7/07 to Oxford Commercial)
Architect/Engineer
Construction Manager at Risk
Commissioning Agent

This request allows for the development of a professional services agreement with the recommended firm. Should the City be unsuccessful in negotiating a satisfactory agreement with the recommended firm, negotiations will cease with that firm. Staff will then return to Council and request authorization to begin negotiations with the alternate recommendation listed below.

Participation subgoals stated in the solicitation were 1.7% African American; 9.5% Hispanic; 5.3% Native / Asian American; 14.2% WBE. The recommended and alternate firms provided an M/WBE Compliance Plan that met the goals of the solicitation and was approved by the Department of Small and Minority Business Resources.

Notification of issuance of a Request for Qualifications (RFQ) for the subject services was sent to 389 firms on February 7, 2008. The RFQ was obtained by 45 firms, and 10 firms submitted qualification statements. None of the firms were certified M/WBE firms. Of the 10 firms evaluated, four firms were short-listed and interviewed. Interviewing of the short-listed firms results in the following recommendation.