

## AGENDA



Thursday, March 11, 2010

**Contract and Land Management  
RECOMMENDATION FOR COUNCIL ACTION****Item No. 10**

---

**Subject:** Authorize the use of the Design-Build method for design and construction services in accordance with Local Government Code, Chapter 271, Subchapter H, Section 271.119 for the development of the Asian American Resource Center.

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

**For More Information:** Rosie Truelove 974-3064; David Taylor 974-7132; April Thedford 974-7141

---

The 2006 Bond Program authorized \$5 million for the development of the Asian American Resource Center (AARC). After careful review of the AARC business plan, City staff and the AARC Advisory Board agreed that in order to optimize the use of the funding, the project will be best achieved under the Design-Build project delivery method.

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, as established through a qualifications based selection process. The City will advertise a Request for Qualifications that includes selection criteria, the design criteria manual, and other required information. A City-staffed evaluation panel will review the submitted proposals and score them in accordance with the evaluation criteria to determine the highest ranked proposer.

As set forth in Subchapter H, Section 271.114 (a), Texas Local Government Code, the governing body of a governmental entity that is considering a construction contract using a method specified by Section 271.113(a) other than competitive bidding must, before advertising, determine which method provides the best value for the governmental entity.