

AGENDA



Recommendation for Council Action (CMD)

Austin City Council	Item ID:	24293	Agenda Number	13.
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Meeting Date:	May 23, 2013
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Department:	Contract Management
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Subject

Authorize use of the Design-Build method for design and construction services, in accordance with Government Code Chapter 2267 Subchapter G, for the development of an office building and parking structure at Riverside & Montopolis Tokyo electric site purchased by the City of Austin and Austin Energy.

Amount and Source of Funding

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Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
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Prior Council Action:	
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For More Information:	Vincent LeMond, 974-5632; Sandra Strauss-Jones, 322-6146; Kalpana Sutaria, 974-7225; Felecia Shaw, 974-6017.
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Boards and Commission Action:	To be reviewed by the Electric Utility Commission on May 20, 2013.
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

Austin Energy owns two tracts of undeveloped land located at the southeast quadrant of East Riverside Drive and Grove Boulevard. Austin Energy plans to construct an office building of approximately 120,000 square feet to accommodate up to 480 employees and a parking garage with 300 spaces. The complex will allow for future expansion, if needed. The new building would accomplish the following goals established in Austin Energy's 2010 Strategic Facilities Master Plan: reduce overcrowding, reduce reliance on leased space, reduce the utility's carbon footprint, improve space conditions, address immediate and future space needs, and provide innovative collaborative means for maximum work flow. The development of Austin Energy's East Riverside Drive site would offer close proximity to the newly completed System Control Center, public transportation and proposed light rail, several major highways, Austin-Bergstrom International Airport, the downtown area, civic amenities, Austin Community College Riverside campus, and the City of Austin East Riverside Corridor Improvements.

Austin Energy currently occupies 71,920 square feet of leased space at 811 Barton Spring Road and that lease expires in September, 2017. The Design-Build method is the most effective delivery method for meeting schedule constraints within the project budget as each phase of design and construction services is carefully negotiated. 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 with both capabilities.

The project will consist of two continuous phases: design of the facility and building of the facility. The Design-Build contract will be 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 which will include selection criteria, the design criteria manual, and other required information. It is anticipated the Request for Qualifications will be issued around December 2013. 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 G, Government Code 2267, the City of Austin will select a Design-Build firm who will provide the best value to the City for both design and construction services for the development of a new Austin Energy office building and parking structure.