

A G E N D A



Recommendation for Council Action (CMD)

Austin City Council

Item ID:

47648

Agenda Number

11.

Meeting Date:

August 20, 2015

Department:

Contract Management

Subject

Authorize the use of the Competitive Sealed Proposal method for construction improvements to the Oakwood Cemetery Chapel.

Amount and Source of Funding



Fiscal Note

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

Purchasing
Language:

Requesting authorization for use of methodology in accordance with State Statute.

Prior Council
Action:



For More
Information:

Alison Von Stein, 512-974-7217; Kevin Johnson, 512-974-9506; Matt Duree 512-974-6346; Elizabeth Godfrey 512-974-7141

Boards and
Commission
Action:



Related Items:

MBE / WBE:

Goals will be established prior to issuance of solicitation.

Additional Backup Information

State statute governs construction procurement for municipalities. The standard method of contracting used for construction services is competitive bidding, where the contract is awarded to the lowest responsible and responsive bidder. Texas Government Code Chapter 2269 allows for methodologies alternate to low-bidding which may provide the best value to the municipality. These alternate methodologies include: Competitive Sealed Proposals, Construction-Manager at Risk, Design-Build, and Job Order Contracting. Texas Local Government Code Section 252.022(d) allows the City to adopt and use an alternative method such as Competitive Sealed Proposal under Chapter 2269 of the Texas Government Code if such a method provides a better value for the City.

The Competitive Sealed Proposal method is the alternative delivery method most closely related to traditional competitive bidding. The principal difference is that the City makes its selection of the respondents based on evaluation criteria consisting of, but is not limited to, safety record and safety practices, comparable relevant project experience, sustainability practices, local business presence, financial stability, and price. Unlike traditional competitive bidding, price is a portion of the overall evaluation score. A city-staffed panel will review, evaluate, and rank proposals based on stated evaluation criteria. The services will be provided by a duly qualified and experienced contractor offering the best value to the City.

The Oakwood Cemetery Chapel is a 101-year old building designed in the Gothic Revival style by prominent architect Charles Page. It sits within the Oakwood Cemetery, a City Historic Landmark, a registered Historic Texas Cemetery, and a National Register of Historic Places site. As a result of deferred maintenance, the structure is in need of a full architectural rehabilitation, including structural stabilization of the foundation, grading and drainage improvements, reconstruction of historic wooden windows, cedar shake roof replacement, interior plaster replacement, and other specialized building trades. Passage of the 2012 bond package has allowed Parks and Recreation Department (PARD) staff to identify this project as the highest priority for the Cemetery funding allocation. Once restored, the building will be programmed in conjunction by the Parks and Recreation Department's Cemetery Operations and History, Arts and Nature Divisions as recommended by the City's Historic Cemeteries Master Plan. PARD has not finalized any plans for use of the chapel following restoration, but anticipates a variety of programming opportunities including educational programming and heritage tourism. PARD anticipates a continuing dialogue with the community to ensure that any programming or activities that take place at Oakwood cemetery is respectful.

On June 22, 2015 the Historic Landmark Commission (HLC) reviewed the proposed project and issued a Certificate of Appropriateness. The Certificate of Appropriateness is the Commission's support of the building and site design in preserving the historic architectural character and is done so in accordance with the Secretary of Interior Standards for Rehabilitation. The construction contract award will be brought to Council for authorization under a future RCA.

The Texas Historical Commission on Antiquities is also reviewing the project as the Oakwood Cemetery is a Texas Historic Cemetery and the Chapel is on the grounds. The Commission's review is essential in ensuring the appropriateness of the project and that no antiquities on the grounds are jeopardized.

Local architecture firm Hatch + Ulland, Owen has completed design documents for the project, which detail the work in accordance with the Secretary of the Interior Standards for Historic Rehabilitation. The preliminary estimated construction budget for these improvements is \$925,000. It is anticipated that construction will begin in early 2016.

This item is not time sensitive; however, postponement would mean a delay in the issuance of this Competitive Sealed Proposal solicitation.