

## A G E N D A



## Recommendation for Council Action (CCO)

Austin City Council

Item ID:

55907

Agenda Number

13.

Meeting Date:

March 31, 2016

Department:

Capital Contracting Office

## Subject

Authorize the use of the Competitive Sealed Proposal method for solicitation of a proposal for the construction of a multi-purpose meeting space and associated tasting kitchen at the Austin Convention Center to be named InVision Studios.

## Amount and Source of Funding

A Recommendation for Council Action with the not to exceed contract amount for the resultant contract will be presented to Council once the Competitive Sealed Proposal selection has been completed.

## Fiscal Note

No unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:

This request is for Council to authorize the use of the Competitive Sealed Proposal selection method; therefore no solicitation has been initiated.

Prior Council Action:

For More Information:

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Boards and Commission Action:

Related Items:

MBE/WBE:

MBE/WBE goals will be established for this solicitation before issuance.

## 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 responsible 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.

It is recommended that this work be delivered under the Competitive Sealed Proposal method set forth in state statutes. Competitive Sealed Proposal 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 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.

A contractor will be selected by a City-staffed evaluation panel that will evaluate and score proposals based on published evaluation criteria to determine the highest ranked proposer. The services will be provided by a duly qualified and experienced contractor offering the “best value” to the City.

The objective of this project is to create a high-quality, multi-purpose event/studio area with a high-end commercial kitchen at its center. The renovated space will include a reception area, think tank/design studio, and culinary studio/tasting kitchen. The purpose of the InVision Studios project is to create useable space for the Austin Convention Center and its clients.

The portion of the Austin Convention Center facility that InVision Studios will be constructed in was built in the early 1990s. Currently, the Austin Convention Center uses meeting rooms adjacent to its north kitchen to conduct food tastings for potential event clients. While this method has been effective up until now, it is not ideal. The goal for the renovation is to create functional spaces that have the potential to secure additional business and generate added revenue for the Convention Center.

This item is not time sensitive, however a delay would mean a delay to the issuance of this Competitive Sealed Proposal solicitation and timely completion of the renovations.