

A G E N D A



Recommendation for Council Action (CCO)

Austin City Council		Item ID:	72885	Agenda Number	9.
Meeting Date:	August 3, 2017				
Department:	Capital Contracting Office				
Subject					
Authorize negotiation and execution of a construction manager-at-risk agreement with SPAWGLASS CONSTRUCTORS INC., for pre-construction and construction phase services for Town Lake Metropolitan Park Alliance Children’s Garden for a total contract amount not to exceed \$4,000,000. (District 9) (Related to Item # 8)					
Amount and Source of Funding					
Funding is available in the Fiscal Year 2016-2017 Capital Budget of the Parks and Recreation Department.					
Fiscal Note					
A fiscal note is not required.					
Purchasing Language:	Best Value to the City of Austin of three offers received.				
Prior Council Action:	June 23, 2016 – City Council authorized use of Alternative Delivery Method.				
For More Information:	Inquiries should be directed to the City Manager’s Agenda Office, at 512-974-2991 or AgendaOffice@ austintexas.gov. NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749 or Aiden Cohen, 512-974-1929.				
Boards and Commission Action:					
Related Items:					
MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the established Combined MBE /WBE goal with 8.33% participation.				

	Additional subcontracting opportunities will also arise during the Construction Phase of this project; however, the specific scopes and magnitude of the construction work cannot be determined until design has been sufficiently completed. Prior to entering into the Construction Phase, the City will establish Minority-owned Business Enterprise and Women-owned Business Enterprise goals for construction and the construction manager-at-risk firm will submit a Compliance Plan meeting the construction goals or documentation detailing their Good Faith Effort(s) to meet the established goals.
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Additional Backup Information

The Alliance Children's Garden project is to be constructed in Butler Park near the Long Center and visible from the new Central Library. The project Architect, The Broussard Group, Inc./TBG Partners, is currently under contract and is in the early programming/schematic design phase. The design will be comprised of multiple activity areas and natural play elements. The goal will be the creation of a multigenerational play venue that is comfortable, inviting, imaginative, engaging and visually striking. It's expected to have an "Iconic" sense of place as a new destination for all Austinites and out of town visitors. The estimated preconstruction and construction phase budget for this work is \$4 million and it is anticipated that construction will begin Spring 2018.

As set forth in Government Code 2269, the City of Austin will select a Construction Manager-at-Risk firm that will provide the "best value" to the City for preconstruction and construction services for the Project. The Construction Manager-At-Risk method is a project delivery method where the City will contract with an architect/engineer to perform design services and separately and contract with a Construction Manager-at-Risk to perform preconstruction and construction phase services. The role of the Construction Manager-At-Risk goes beyond performing general contractor services. The Construction Manager is under contract early in the design process to perform key preconstruction phase services such as collaborating with the City and the design team on scope and constructability and to optimize the design and control costs and budgets, and to provide quality assurance-quality control. After design, and before the Construction Manager-At-Risk begins construction, the City will negotiate and execute a Guaranteed Maximum Price for the remainder of the work, including actual construction.

Eight firms attended the mandatory scheduled pre-proposal meeting for February 28th. Of the eight firms, three submitted proposals. All three firms were evaluated and ranked according to their final scores.

Top Ranked Firm: SpawGlass Constructors Inc.

Second Ranked Firm: Gadberry Construction Company, Inc.

Public outreach meetings were hosted by the Consultant and Parks Department on December 5, 2016 and January 7, 2017 at the Palmer Event Center and an Open House on March 8, 2016 at City Hall. Other opportunities for input were also provided via an online survey, City website, email, and phone.

The contract allows 240 calendar days for completion of this project once the pre-construction phase is completed.

This project is located within zip code 78704 (District 9). The project will be managed by the Public Works Department.

SpawGlass Constructors Inc. is located in Austin, Texas.