

**AGENDA**



**Recommendation for Council Action**

**AUSTIN CITY COUNCIL**  
**Regular Meeting: June 14, 2018**

Item Number: **012**

**Capital Contracting Office**

Authorize the use of the Design-Build procurement method of contracting in accordance with Texas Government Code 2269 for design and construction services for up to five new neighborhood fire and emergency medical facilities. (Note: MBE/WBE goals will be established prior to issuance of this solicitation.)

<b>Lead Department</b>	Capital Contracting Office  <b><u>Managing Department(s)</u></b> Capital Contracting Office
<b>Fiscal Note</b>	A Recommendation for Council Action with the not to exceed contract amount for the resultant contract will be presented to Council once the Design-Build selection has been completed. A fiscal note is not required.
<b>Purchasing Language</b>	This request is for Council to authorize the use of the Design-Build method. No solicitation has been initiated.
<b>For More Information</b>	Inquiries should be directed to the City Manager’s Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov.  NOTE: Please direct inquiries to Rolando Fernandez, 512-974-7749 or Aiden Cohen, 512-974-1929.

**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 bidder. Texas Government Code Chapter 2269 allows for methodologies alternate to low bidding method 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 Design-Build under Chapter 2269 of the Texas Government Code if such a method provides a better value for the City.

Design-Build projects consist of two continuous phases: design of the facility and building of the facility. 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.

A Design-Build firm 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. As set forth in Government Code 2269, the City of Austin will select a Design-Build firm that will provide the “best value” to the City as established through a two-step qualifications-based selection process.

This request could result in one or multiple solicitations and one or multiple contracts. The Design-Build contract(s) will provide design and construction services for the Austin Fire Department to build up to five multifunctional neighborhood fire and emergency medical services facilities at various locations throughout the City of Austin. Real property for the Del Valle Neighborhood fire station has been secured by the City, but the remaining four locations of the neighborhood fire stations will need to be procured. Funds to procure land for the other four stations will be needed. To prioritize this project, expedited procurement and contract processes will be implemented.