

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: August 30, 2018

Item Number: 006

Capital Contracting Office

Authorize the use of the design-build method of contracting for the design and construction of bay and electrical repairs for Austin Fire Department Stations #1, #3, and #22. [Note: MBE/WBE goals will be established prior to issuance of this solicitation.]

District(s) Affected: District 3, District 9

Lead Department	Capital Contracting Office <u>Managing Department(s)</u> Capital Contracting Office
Fiscal Note	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.
Purchasing Language	This request is for Council to authorize the use of the Design-Build method; therefore, no solicitation has yet been initiated.
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.

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. Chapter 2269 of the Texas Government Code method provides that Council must determine which method provides the vest value for the City.

The project will 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 by 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.

AFD is seeking to concurrently redesign and rebuild three fire stations. The replacement of bays at Fire Station #3 and #22 and the electrical and related repairs at Fire Station #1. Design-Build will offer the department a firm establishment of project feasibility and financing, limited financial risk, and value engineering. The estimated construction budget for this work is \$2,700,000 and it is anticipated that construction will begin October 2019.

A delay in authorization of the methodology will result in a delay in the issuance of the solicitation and will affect the ability to perform these improvements and impact increased service demands.

This solicitation and evaluation process is approximately six months.