

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: September 20, 2018

Item Number: 006

Capital Contracting Office

Authorize the use of the competitive sealed proposal procurement method for solicitation of construction improvements for the Faulk Central Library Roof Replacement project. (Note: MBE/WBE goals will be established prior to issuance of this solicitation.)

District(s) Affected: 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 Competitive Sealed Proposal selection has been completed. A fiscal note is not required.
Purchasing Language	This request is for Council to authorize the use of the Competitive Sealed Proposal method; therefore, no solicitation has 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, 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. The City may 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 of contracting 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, which focuses primarily on price and bidder responsibility, price is a strong factor in the Competitive Sealed Proposal method, but is not the only factor in the overall evaluation score.

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 Faulk Central Library is located at 800 Guadalupe Street. The project consists of removal and replacement of approximately 29,000 square feet of roofing material. The Competitive Sealed Proposal methodology is recommended as the best value to the City due to the complexity of the roofing system, proximity to a high-traffic area with limited space for staging, and to preserve historical documents kept in the building. The estimated construction budget for this work is \$1,300,000 and it is anticipated that construction will begin April 2019.

A delay in authorization of the methodology will result in a delay in the issuance of the solicitation and further delays in replacing an unserviceable roof.

This solicitation and evaluation process is approximately five months.