

## AGENDA



## Recommendation for Council Action

## AUSTIN CITY COUNCIL

Regular Meeting: November 15, 2018

Item Number: 006

## Capital Contracting Office

Authorize negotiation and execution of a design build agreement with JE Dunn Construction, for design and construction services for New Fire / EMS Stations project in an amount not to exceed \$60,000,000. (Districts 2, 6, 8, and 10). [Note: This contract will be awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals 28.90% MBE and 18.50% WBE participation.]

**District(s) Affected:** District 2, District 6, District 8, District 10

<b>Lead Department</b>	Austin Fire Department Emergency Medical Services Department  <u><b>Managing Department(s)</b></u> Public Works Department
<b>Fiscal Note</b>	Funding in the amount of \$30,000,000 is available in the Fiscal Year 2018-2019 Capital Budget of the Austin Fire Department. Funding in the amount of \$30,000,000 is available in the Fiscal Year 2018-2019 Capital Budget of the Emergency Medical Services Department.
<b>Purchasing Language</b>	Best Value to the City of Austin of five offers received.
<b>Prior Council Action</b>	June 14, 2018- City Council authorized use of Alternative Delivery Method.
<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: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, Jr., 512-974-7749, Aiden

	Cohen, 512-974-1929, or the Project Manager, Burton Jones, 512-974-7278.
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### **Additional Backup Information:**

On June 14, 2018, Council authorized the use of a Design-Build project delivery method for the New Fire/EMS Stations project, in accordance with Texas Government Code Section 2269, Subchapter G; by which a governmental entity contracts with a single entity to provide both design and construction services.

On March 24, 2016, the Austin City Council directed the City Manager to develop a comprehensive plan for building five fire stations in areas of immediate need identified by the Austin Fire Association (Local 975) and the Austin Fire Department. The locations of the five stations were chosen in areas of the City that require faster response times than is currently being provided to those areas. The new stations will also benefit the response times of the Fire and EMS stations currently supporting those areas. The first station at Del Valle/Moore's Crossing will include a storage facility for Emergency Medical Service's (EMS) equipment.

The proposed locations for the new Fire/EMS stations include:

- Del Valle/Moore's Crossing area
- Travis Country area
- Goodnight Ranch area
- Loop 360/Davenport area
- Canyon Creek area

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.

The Design-Build contract is recommended for award to the Design-Builder providing the best value to the City, as established through a qualifications-based selection process. A Design-Build solicitation is a two-step process consisting of Request for Qualifications and Request for Additional Information. A diverse City-staffed Evaluation Panel, comprised of technical experts, reviews, scores, and ranks the Design-Builder firms. The result of the evaluation process is a request to Council for authority to negotiate and execute an agreement with the highest ranked firm. MBE/WBE goals are initially established for the design phase services only. When design is sufficiently complete and prior to construction phase, MBE/WBE goals are established based on identified construction trades.

The Austin Fire and Emergency Medical Services Departments are recommending Council authorize the negotiation and execution of a Design-Build contract for preliminary, design, and construction phase services for this project. The preliminary and design phase includes schematic design, design development, construction documents, constructability reviews, value engineering, cost estimating,

scheduling, development of a safety program, quality assurance, site security, environmental protection plans, permitting, pre-construction services, MBE/WBE subcontractor outreach and all other services associated with the development of work packages for construction phase services.

With Council's authorization of this request, staff will negotiate with the highest ranked firm that offers the best value to the City on the basis of published selection criteria. Should the City be unsuccessful in negotiating a satisfactory agreement for services with the top ranked firm, City staff will notify the firm, in writing, that negotiations will cease. Pursuant to the statute, staff will then proceed to negotiate with the next firm in the order of selection ranking.

The contract will specify completion of this project by May 2023. These projects are located within the following Council Districts:

- § Del Valle/Moore's Crossing area 78617 District 2
- § Travis Country area 78735 District 8
- § Goodnight Ranch area 78744 District 2
- § Loop 360/Davenport area 78746 District 10
- § Canyon Creek area 78726 District 6

The project will be managed by the Public Works Department.

JE Dunn Construction is located in Austin, Texas.