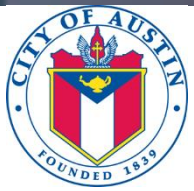


CONTRACTS: CAPITAL PROJECT DELIVERY

Presented by:
Rolando Fernandez, Jr.
Capital Contracting Office





Presentation Overview

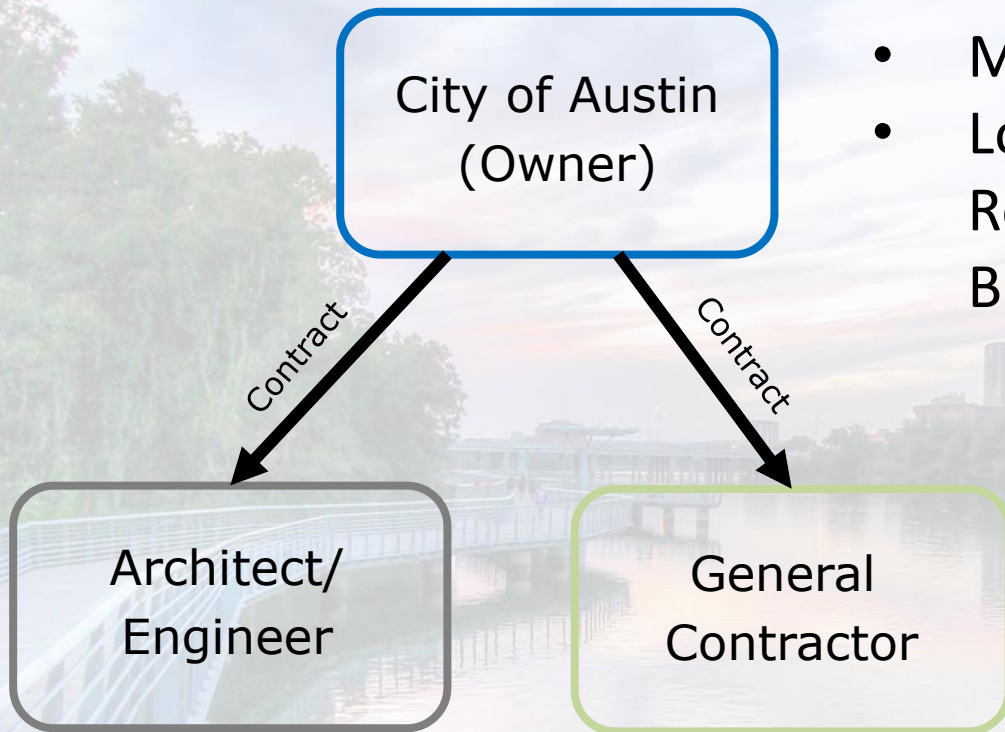


- Traditional Procurement Methods
- Alternative Procurement Methods
- Summary and Q&A





Design/Bid/Build



- Most Commonly Used
- Lowest Cost, Responsive/Responsible Bidder Awarded




Professional Services

6-8 months – Issuance to Execution

Stand-Alone RFQ

- Single professional service provider contracts with the City for a specific project.

Rotation Lists

- Rotation List contracting allows the City to always have a group of qualified consultants available to perform a specific type of recurring work in a timely manner to meet the project and operational needs of the City.
- 

Evaluation Criteria For Professional Services

Consideration Item #	Title	Maximum Point Value
1	MBE/WBE PROCUREMENT PROGRAM (YES/NO)	N/A
2	TURNT IN ALL REQUIRED DOCUMENTS (YES/NO)	N/A
3a	TEAM'S STRUCTURE	10
3b	TEAM'S PROJECT APPROACH	20
4	EXPERIENCE OF KEY PERSONNEL (PMgr = 10; ProjProf = 6; ProjPrin = 4)	20
5	PRIME FIRM'S COMPARABLE PROJECT EXPERIENCE	15
6	MAJOR SCOPES OF WORK – COMPARABLE PROJECT EXPERIENCE	15
7	TEAM'S EXPERIENCE WITH AUSTIN ISSUES	10
8	CITY OF AUSTIN'S EXPERIENCE WITH PRIME FIRM	10
9	INTERVIEWS (OPTIONAL)	15
TOTAL		115

Note: #3a, #3b, #4-#7, #9 may be edited by the Project Manager (PM)



Construction: Invitation for Bid

130 days – Issuance to Execution

- Lowest responsible bidder is determined by:
 - Low Bid
 - City's MBE/WBE Program, solicitation goals met or Good Faith Efforts demonstrated
 - Experience, resources and safety



A map of Austin, Texas, showing the city's layout with labels for Lake Travis, Copperfield, and Miles. The map is overlaid on a blue grid.

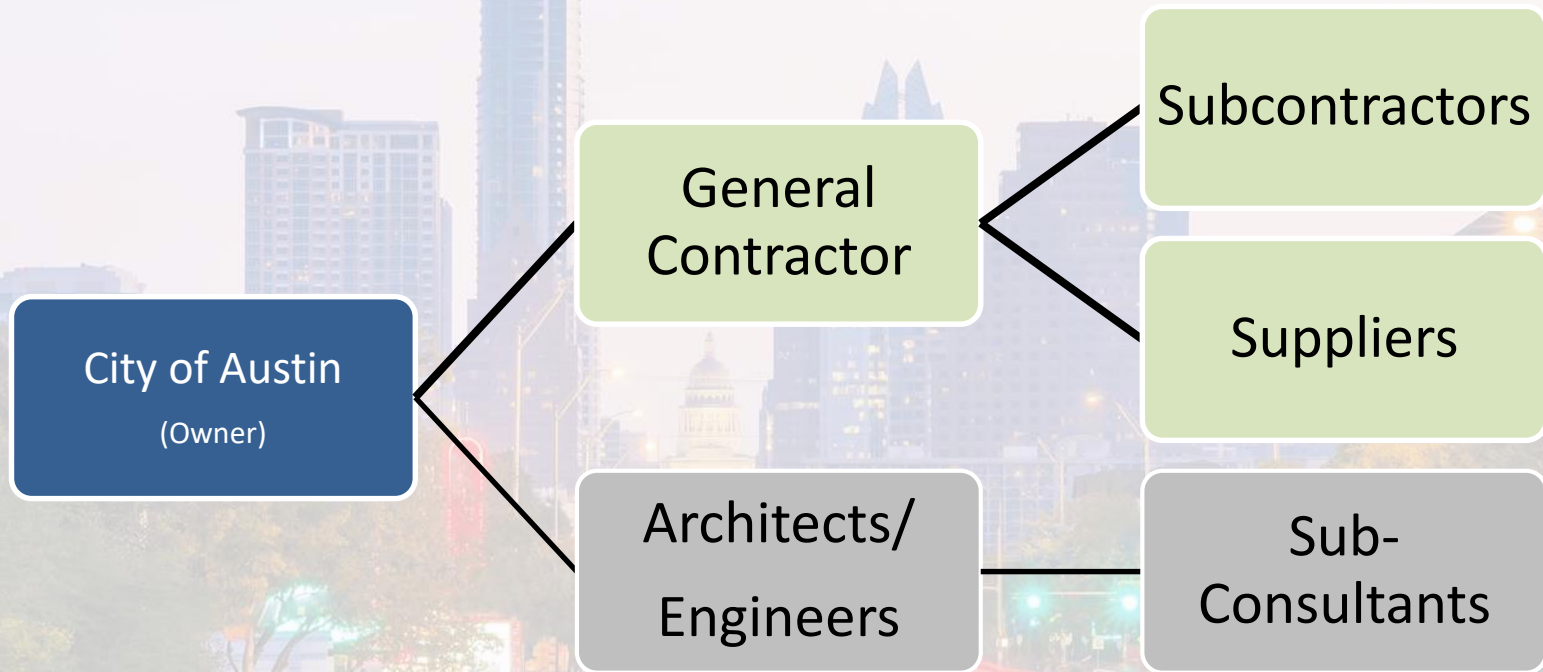
Alternative Delivery Procurement Methods



A photograph of the Austin skyline at night, with the city lights reflecting on the water. The image is overlaid with a semi-transparent blue filter.

Competitive Sealed Proposals (CSP)
Construction Manager at Risk (CMR)
Design Build (DB)
Job Order Contracting (JOC)

Competitive Sealed Proposal Team Structure





Competitive Sealed Proposal (CSP)

6-7 months – Issuance to Contract Execution

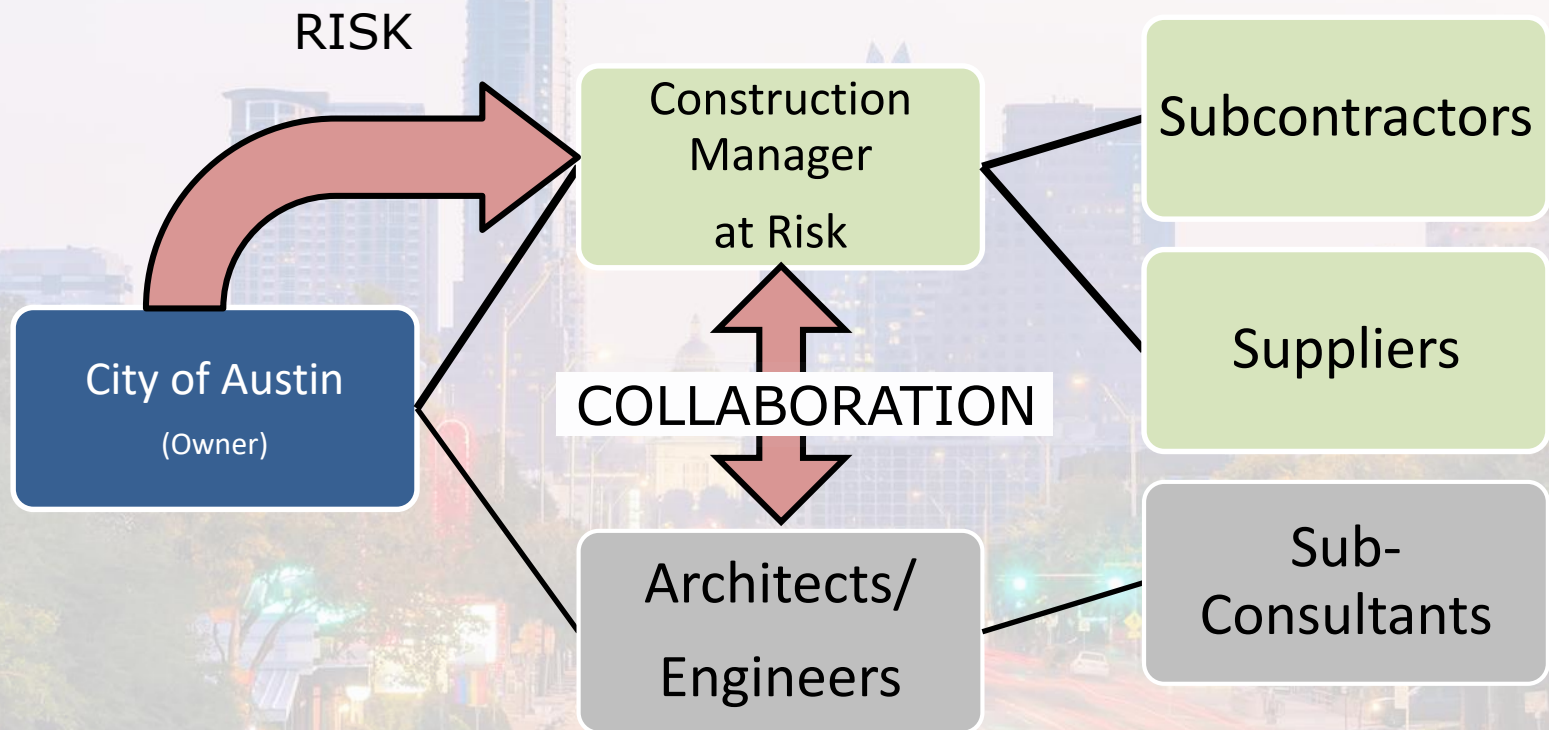
BENEFITS:

- Most similar to traditional (Design/Bid/Build)
- Contractor selected by Best Value
- Cost proposals are clarified and can be negotiated for changes in scope or schedule

CONSIDERATIONS:

- Council approval required for use of the methodology
- \$1.5M budget limitation for civil work
- Requires complete drawings & specifications
- Not recommended for schedule-sensitive work
- Evaluation Panel Requirements

Construction Manager at Risk Team Structure





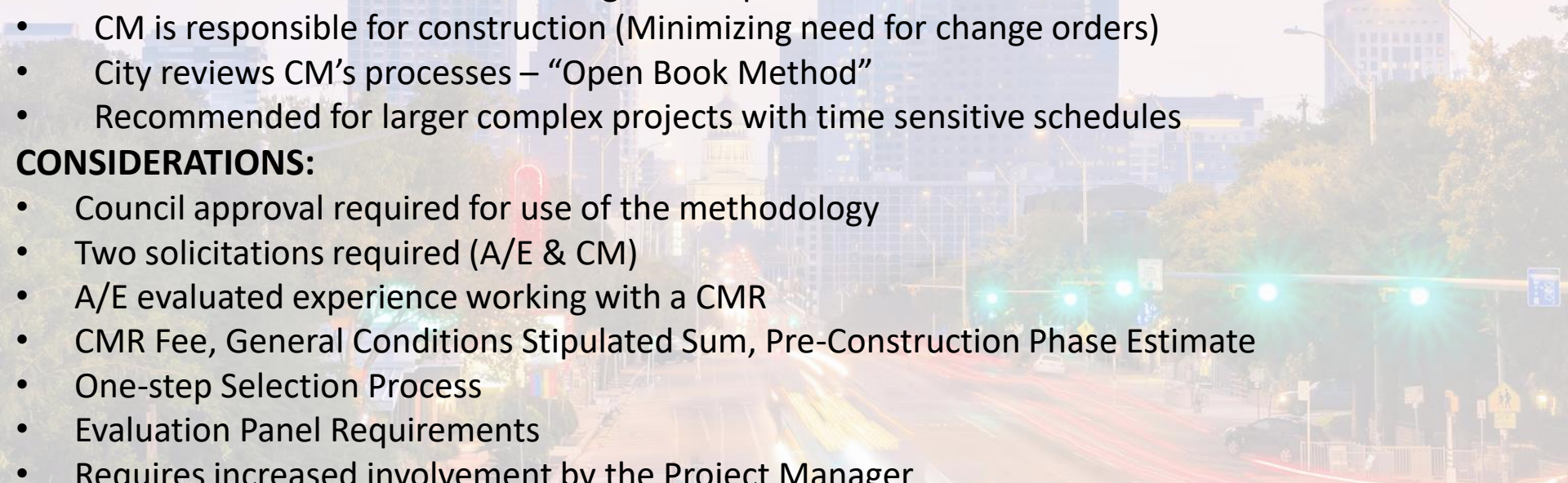
Construction Manager-at-Risk (CMR)

9-11 months – Issuance to Execution

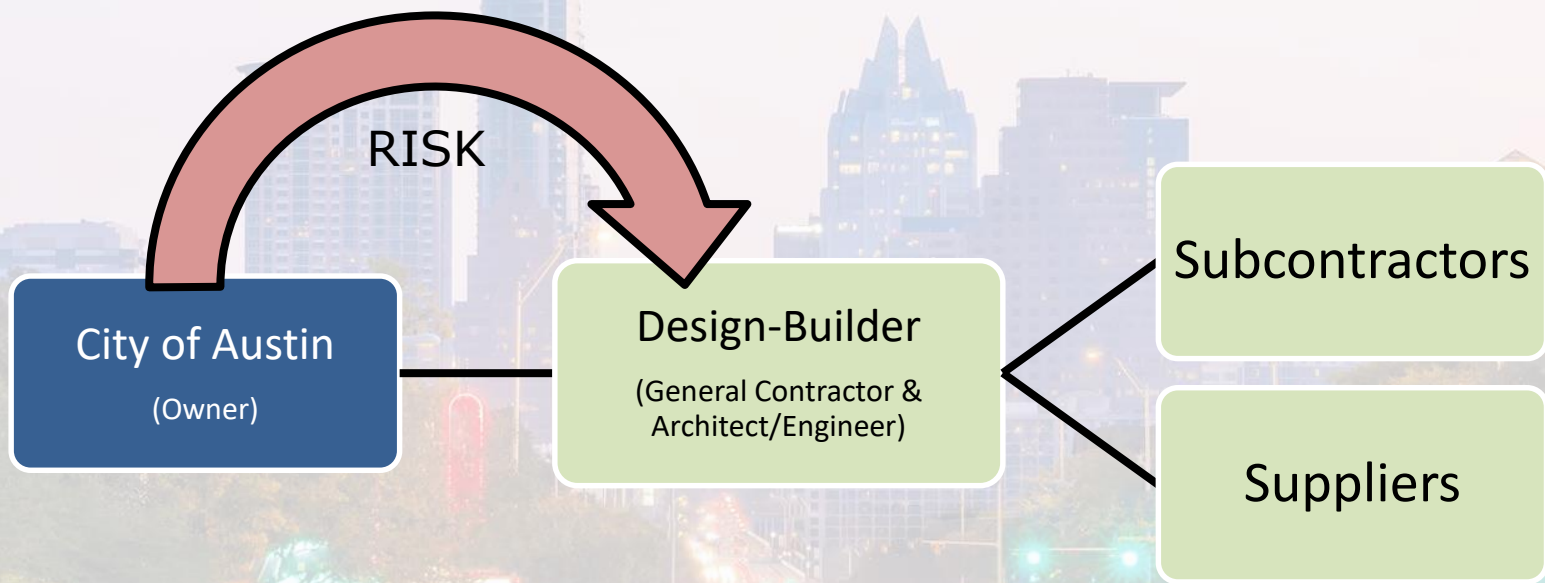
BENEFITS:

- Best Value
- Construction Manager (CM) is on-board during design phase to collaborate on constructability and cost savings
- Construction can start before design is complete
- CM is responsible for construction (Minimizing need for change orders)
- City reviews CM's processes – "Open Book Method"
- Recommended for larger complex projects with time sensitive schedules

CONSIDERATIONS:

- Council approval required for use of the methodology
 - Two solicitations required (A/E & CM)
 - A/E evaluated experience working with a CMR
 - CMR Fee, General Conditions Stipulated Sum, Pre-Construction Phase Estimate
 - One-step Selection Process
 - Evaluation Panel Requirements
 - Requires increased involvement by the Project Manager
- 

Design-Build Team Structure





Design-Build (DB)

11-13 months – Solicitation to Execution

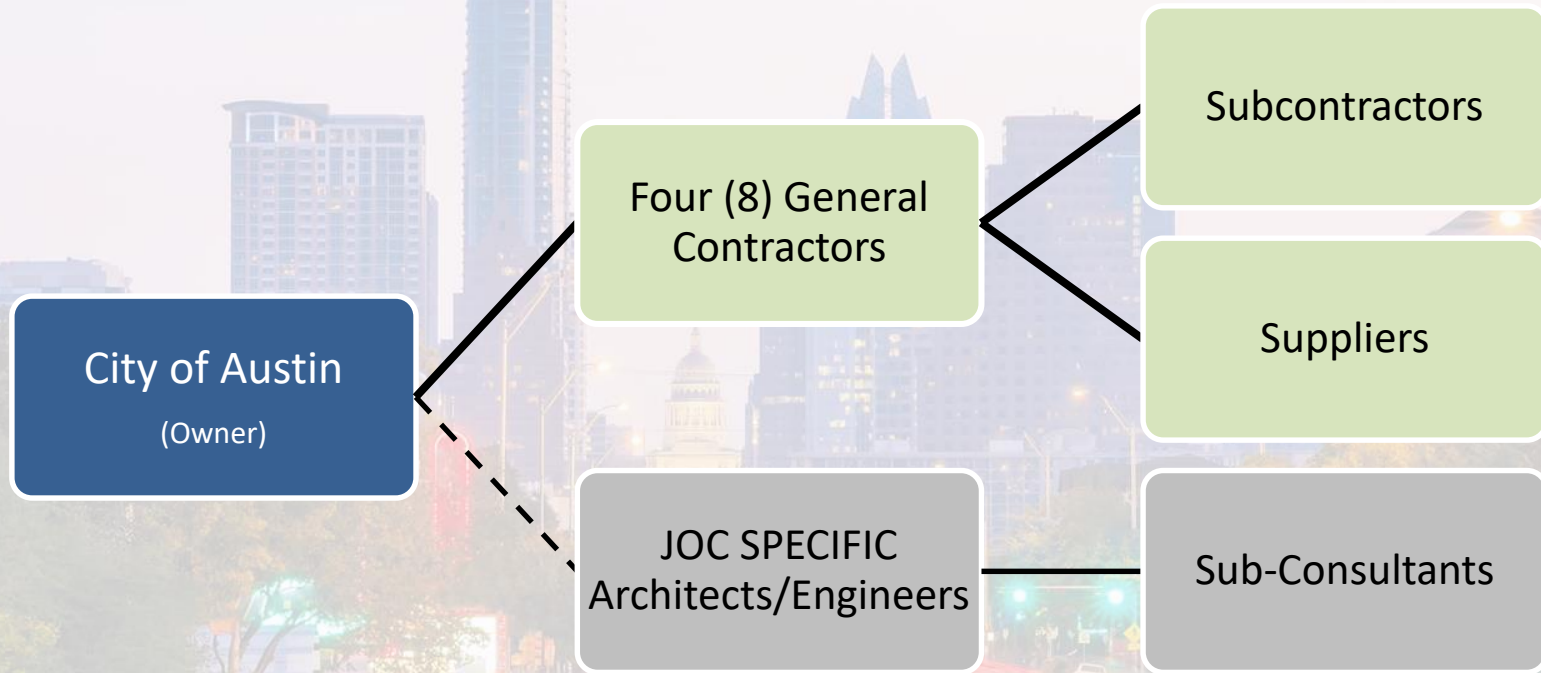
BENEFITS:

- Design-Builder is a single firm to perform both design and construction
- Contractor selected by Best Value
- Construction starts before design is complete (saves time)
- Fewer Change Orders, fewer delays, expected higher quality of results
- Recommended for time sensitive projects

CONSIDERATIONS:

- Council approval required for use of methodology
- Requires Design Criteria Manual which is solicited separately
- Professional Engineer needed to represent the Owner
- Two-step Selection Process
- Evaluation Panel Requirements

Job Order Contracting Team Structure





Job Order Contracting (JOC)

10 weeks from 100% Design

BENEFITS:

- Contractor selected by Best Value
- Multiple Contractors on a Rotation List
- Multiple Job Orders performed simultaneously
- Contract can extend to multiple terms
- Unit Price Book for cost control
- Recommended for time-sensitive, minor construction, renovation or repair work of facilities

CONSIDERATIONS:

- Requires knowledgeable City resources to administer base contract and individual job orders.
- Recommended for projects less than \$300,000.

Evaluation Criteria for Alternative Delivery Methods

Delivery Type	Criteria Title	Point Values
CSP / CMR / DB	MBE / WBE Procurement Program	YES / NO
CSP / CMR / DB	Safety Records	YES / NO
CSP / CMR / DB	Offeror's Financial Capability	YES / NO
CSP / CMR / DB	Required Documentation	YES / NO
CSP / CMR / DB	Contractor's Comparable Experience/ CMR Experience / DB Experience	20 / 25 /15
CSP	Past Performance on City of Austin Projects	10
CSP	Key Personnel Comparable Experience	20
CSP / CMR / DB	Major Subcontractor's Experience / Major Subconsultants/Subcontractors-DB	10 / 10 / 15
CSP	Organizational Structure and Business Practices	15
CSP	Quality of Goods and Services by Sustainability	10
CMR / DB	Experience CMR/DB Team Members	30 / 30
CMR / DB	Team Structure	10 / 15
CMR	Work Approach and Delivery Schedule	15
CMR / DB	Reputation, Quality of Goods and Services and Business Practices	15 / 20
CMR / DB	Team Experience with Austin-Area Issues	10 / 10
CMR / DB	Local Business Presence (non-federally funded projects)	5
CSP / CMR	Price / Proposed Fees	30 / 30
CSP / CMR / DB	Service-Disabled Veteran Business Enterprise	3% evaluated criteria
CSP / CMR	Optional Interview	15 / 25
DB	<u>Step 2 - Shortlist maximum of 5 Offerors</u>	
	Mandatory Interviews	30
	Proposed Fees	30

QUESTIONS?



CAPITAL CONTRACTING OFFICE
Your partner in capital project delivery!