

ALTERNATIVE PROJECT DELIVERY METHODS IN THE CITY OF AUSTIN

Authority to use Alternative Project Delivery Methods (ADM)

Local Government Code, Chapter 271, Subchapter H authorizes municipalities to utilize Alternative Project Delivery Methods (repealed 9/1/11)

Texas Government Code 2267, Subchapter D (effective September 1, 2011)

Methods include Competitive Sealed Proposals (CSP), Construction Manager-at-Risk (CMAR), Design-Build (D-B), and Job Order Contracting (JOC)

The “alternative” in Alternative Project Delivery Methods

- ADM is an “alternative” method of solicitation, evaluation, selection, contracting, and project delivery that varies from the most traditional design/bid/build competitive “low bid” method.
- Qualifications-Based Selection (QBS) Method is used.
- Award of an ADM contract is based on evaluating a firm on a set of published weighted criteria and ranking each firm to determine the “Best Value” to the City of Austin.
- Austin City Council authorizes each ADM project prior to issuing the solicitation.
- Austin City Council authorizes amendments including guaranteed maximum price proposal amendments.

Alternative Delivery Methods in the City of Austin - Present to Past

DESIGN-BUILD (D-B)

- Municipal Court APD Substation
- PARD Aquatic Pools Complex Improvements
- Asian American Resource Center
- APD/AFD Joint Training Facility

CONSTRUCTION MANAGER-AT-RISK (CMAR)

- New Central Library
- Water Treatment Plant 4
- Austin Energy New System Control Center
- Austin City Hall

JOB ORDER CONTRACTING (JOC)

JOC Contractors:

- KBR
- Alpha Building Systems
- Prism Development

COMPETITIVE SEALED PROPOSALS (CSP)

- African American Cultural Center
- Holly Street Power Plant Decommissioning
- Street Reconstruction, Group B
- ADA Sidewalk Improvements (3)
- Waller Creek Hike & Bike Trail Bridge
- Gus Garcia Recreation Center
- Turner Roberts Recreation Center
- Mexican American Cultural Center Phase I