

AGENDA



Thursday, June 10, 2010

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION****Item No. 4**

Subject: Authorize the use of the Competitive Sealed Proposal project delivery method in accordance with Local Government Code, Chapter 271, Subchapter H for the historical renovation and construction of a new African-American Cultural and Heritage Facility.

Fiscal Note: There is no anticipated fiscal impact. A fiscal note is not required.

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The creation of a new African American Cultural and Heritage Facility was supported by voters in the 2006 Bond Election. The project will consist of renovating the Dedrick-Hamilton House located on East 11th Street. The House is one of the oldest extant residential buildings in the Robertson Hill area, dating to the 1880s and the earliest era of development. The Dedrick-Hamilton House is one of few remnants of pioneer African-American settlement in the Robertson Hill area and it is significant for its historic associations with that settlement. The project is currently in Design Phase.

It is recommended that the African American Cultural and Heritage Facility be developed under the Competitive Sealed Proposal method of contracting set forth in the Texas Local Government Code, Section 271.116. Competitive Sealed Proposal is the alternative delivery method most closely related to traditional competitive bidding. The principal difference is the opportunity for negotiation between the City and the proposer and the Request for Proposal (RFP) style response from the contractors. Instead of advertising an Invitation for Bids (IFB), the City advertises a RFP that includes construction documents, evaluation criteria, and other required information. Points are assigned to each evaluation criteria which consists of, but is 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, price is a portion of the overall evaluation score. A City-staffed evaluation panel will review proposals and score them in accordance with the criteria to determine the highest ranked proposer who offers the best value to the City of Austin.

The Project will consist of improvements to real property; namely historical renovation, rehabilitation, and construction of a facility. The services will be provided by a duly qualified and experienced contractor offering best value to the City. A city-staffed evaluation panel will review, evaluate, and rank proposals based on stated evaluation criteria.

Should Council authorize the use of the Competitive Sealed Proposal project delivery method, a solicitation will be issued in fall 2010 with submittals tentatively due by the end of the year. In early 2011, the proposals will be evaluated. Staff would return to Council with a Request for Action to authorize negotiation and execution of an agreement with the highest ranked proposer in late spring or early summer 2011.

The Neighborhood Housing and Community Development Department provides regular updates on the project to the African American Resource Advisory Commission, Urban Renewal Board, and the Austin Revitalization Authority Board.