

AGENDA



Thursday, June 24, 2010

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION****Item No. 15**

Subject: Authorize negotiation and execution of a Design-Build Agreement with CHASCO CONSTRUCTORS, LTD. L.L.P., Round Rock, TX, for Design Phase Services in an amount not to exceed \$1,000,000. The project consists of design, demolition, renovation and construction of Bartholomew Municipal Pool, West Enfield Neighborhood Pool, and Deep Eddy Municipal Pool.

Amount and Source of Funding: Funding in the amount of \$1,000,000 is available in the Fiscal Year 2009-2010 Amended Capital Budget of the Parks and Recreation Department.

Fiscal Note: A fiscal note is attached.

For More Information: Gary Gregson 974-9475; Rosie Truelove 974-3064; April Thedford 974-7141

Purchasing Language: Best Value to the City of Austin of ten (10) Request for Qualifications offers received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9B of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 33.00% MBE and 37.00% WBE subcontractor participation.

Prior Council Action: September 24, 2009 – Council authorized use of Design-Build Alternative Project Delivery Method.

The Design-Build Agreement will consist of demolition, design and construction of Bartholomew Municipal Pool complex including the bathhouse; demolition, design, and construction of West Enfield Neighborhood Pool complex including the bathhouse; and demolition, design, and construction of a new pool shell integrating new spring wells; and ADA accessibility improvements for Deep Eddy Municipal Pool. Aquatic facility renovations and improvements of this magnitude will consist of specialized design and construction services necessary to incorporate specialized complex plumbing, disinfection, unique maintenance considerations, and nontraditional elements to aquatic facilities, along with standard building construction issues such as concrete, foundations, and structures for a total project budget of \$8,000,000.

Staff is requesting Council authorization for design phase services for this project, which includes schematic design, design development, construction documentation, constructability reviews, value engineering analysis, cost estimating, schedule evaluation, development of a safety program and quality assurance plan, site security and environmental controls, permitting, and Minority and Women Owned Business Enterprise (MBE/WBE) subcontractor outreach.

When the design development phase is sufficiently complete and agreed-upon work packages for construction phase services have been sufficiently developed, staff will return to Council with recommended contract amendment(s) for construction phase services. Construction Phase Services to include demolition, site work, environmental services, on-site management, superintendence, administration, bonds and insurance, temporary utility and sanitary services, subcontracting, and construction.

In compliance with Local Government Code Chapter 271, Chapter H, Sec. 271.119, Council's authorization of this request allows for negotiation and execution of a design-build contract with the highest ranked firm that offers the best value to the City of Austin, based upon the evaluation criteria advertised. Should the City be unsuccessful in negotiating a satisfactory agreement for Design Phase Services with the selected firm, said firm will be notified in writing that negotiations will cease. Pursuant to statute, staff will then proceed to negotiate with the next firm in the order of selection ranking returning to Council prior to contract execution. Additionally, when design development phase is sufficiently complete and agreed-upon work packages for construction phase services have been sufficiently developed, staff will return to Council with recommended contract amendment(s) for construction phase services.

Top Ranked Firm: CHASCO CONSTRUCTORS, LTD. L.L.P.
Second Ranked Firm: HARVEY-CLEARY BUILDERS