

A G E N D A



Recommendation for Council Action (CCO)

Austin City Council

Item ID:

54657

Agenda Number

11.

Meeting Date:

February 25, 2016

Department:

Capital Contracting Office

Subject

Authorize the use of the competitive sealed proposal procurement method for solicitation of construction improvements to the Eliza Springs Amphitheater at the Barton Springs Pool.

Amount and Source of Funding

A Recommendation for Council Action with the not to exceed contract amount for the resultant contract will be presented to Council once the Competitive Sealed Proposal selection has been completed.

Fiscal Note

A fiscal note is not required.

Purchasing Language:

This request is for Council to authorize the use of the Competitive Sealed Proposal selection method; therefore no solicitation has yet been initiated.

Prior Council Action:

For More Information:

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Boards and Commission Action:

MBE / WBE:

Related Items:

MBE/WBE goals will be established for this solicitation before issuance.

Additional Backup Information

State statute governs construction procurement for municipalities. The standard method of contracting used for construction services is competitive bidding where the contract is awarded to the lowest responsible bidder. Texas Government Code Chapter 2269 allows for methodologies alternate to low bidding method which may provide the best value to the municipality. These alternate methodologies include: Competitive Sealed Proposals, Construction Manager-at-Risk, Design-Build, and Job Order Contracting. Texas Local Government Code Section 252.022(d) allows the City to adopt and use an alternative method such as Competitive Sealed Proposal under Chapter 2269 of the Texas Government Code if such a method provides a better value for the City.

It is recommended that this work be delivered under the Competitive Sealed Proposal method set forth in state statutes. Competitive Sealed Proposal is the alternative delivery method most closely related to traditional competitive bidding. The principal difference is that the City makes its selection of the respondents based on evaluation criteria consisting of, but is not limited to, safety record and safety practices, comparable relevant project experience and reputation, 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 panel will review, evaluate, and rank proposals based on stated evaluation criteria. The services will be provided by a duly qualified and experienced contractor offering the best value to the City.

This project is at the Eliza Springs Amphitheater at Barton Springs Pool which is home to the largest population of the endangered salamander. During the course of this environmentally and historically sensitive project, many protective measures must be taken to protect the endangered salamander and its habitat, as well as preserve the historical structures and buried historical structures in proximity to the amphitheater.

This highly environmentally-sensitive project consists of excavating an outfall pipe from the amphitheater installed during the 1920s renovations to return it to an open channel and to the native habitat features for the Barton Springs Salamander. In addition, two storm drain pipes will be replaced and re-aligned to make space for the area needed for restoring the channel to its historic path. This will be followed by extensive landscaping, which must be maintained for one year following substantial completion to insure robust establishment. The estimated construction budget for this project is \$800,000.

It is necessary that construction activities take place during the low usage period of the Barton Springs Pool. A delay in issuance of this Competitive Sealed Proposal solicitation will affect the ability to perform these improvements during the winter months when the pool is less frequented. The Competitive Sealed Proposal solicitation and evaluation process is approximately 4-6 months. A final selection of the Proposer who offers the best value to the City must be made prior to an anticipated Notice to Proceed with Construction no later than November 1, 2016.