

A G E N D A



Recommendation for Council Action (CCO)

Austin City Council

Item ID:

58529

Agenda Number

6.

Meeting Date:

June 23, 2016

Department:

Capital Contracting Office

Subject

Authorize the use of the Construction-Manager-at-Risk contracting methodology for solicitation of construction services for the Alliance Children's Garden.

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 selection of the top-ranked firm has been completed.

Fiscal Note

A fiscal note is not required.

Purchasing Language:

This request is for Council to authorize the use of Construction-Manager-at-Risk method; therefore no solicitation has yet been initiated.

Prior Council Action:

February 11, 1999 – Austin City Council approved the Town Lake Park Master Plan.

For More Information:

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Boards and Commission Action:

Related Items:

MBE / WBE:

MBE/WBE goals will be established prior to issuance of this solicitation.

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 Construction-Manager-at-Risk under Chapter 2269 of the Texas Government Code, if such a method provides a better value for the City.

The Construction-Manager-at-Risk method is a project delivery method where the City will contract with an architect/engineer to perform design services and separately contract with a Construction-Manager-at-Risk to perform preconstruction and construction phase services. The role of the Construction Manager goes beyond performing general contractor services. The Construction Manager is under contract early in the design process to perform key preconstruction phase services such as collaborating with the City and the design team on scope and constructability and to optimize the design and control costs and budgets, and to provide quality assurance-quality control. After design, and before the Construction Manager begins construction, the City will negotiate and execute a Guaranteed Maximum Price for the remainder of the work, including actual construction.

A Construction-Manager-at-Risk firm will be selected by a City-staffed evaluation panel that will evaluate and score proposals based on published evaluation criteria to determine the highest ranked proposer. As set forth in Texas Government Code 2269, the City will select a Construction Manager-at-Risk firm that will provide the "best value" to the City for preconstruction and construction services for the Project.

The Alliance Children's Garden project is to be constructed in Butler Park near the Long Center and visible from the new Central Library. The project architect, The Broussard Group, Inc., is currently under contract and is in the early programming/schematic design phase. The design will be comprised of multiple activity areas and natural play elements. The goal will be the creation of a multigenerational play venue that is comfortable, inviting, imaginative, engaging, and visually striking. It's expected to have an "Iconic" sense of place as a new destination for all Austinites and out of town visitors. The estimated construction budget for this work is \$2.7 million and it is anticipated that construction will begin Spring 2017.

In November of 1998, Austin voters approved a motor vehicle rental tax to fund development of the Palmer Events Center venue, parking facilities, and related parkland. In 1999, The City Council approved a master plan for the area which included up to \$18.5 million for the related parkland improvements. This project is one of these anticipated improvements.

Public input has been solicited through an active engagement meeting held on December 6, 2015, a conceptual design meeting with citizen participation on concepts on January 7, 2016, and an open house for schematic concepts at City Hall atrium on March 9, 2016. At all public input meetings, the community engaged with the design team with suggestions and thoughtful comments. Through various other social media, online survey, and Speak Up Austin, citizens have participated. Key design aspects that have developed from these public input opportunities; shade is essential, experiential play is a must, swings and berm slides would be embraced, materials will reflect Austin's natural element, it will be a cultural park, and be visually striking.

This solicitation and evaluation process can take up to 6 months. A delay in issuance of this solicitation will affect the ability to execute an agreement with a Construction Manager firm to begin performing the immediately-needed Preconstruction Phase services during design development.