

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: October 19, 2017

Item Number: 004

Capital Contracting Office

Authorize the use of the design-build method of contracting in accordance with Texas Government Code Chapter 2269 for design and construction services for the Austin Fire Departments Locker Room Project Phase 6: Stations 2, 9, 10, 11, 12 and 16. (Note: MBE/WBE goals will be established prior to issuance of this solicitation.)

District(s) Affected: District 3, District 5, District 7, District 9, District 10

Fiscal Note	A fiscal note is not required.
Purchasing Language	This request is for Council to authorize the use of the Design-Build method; therefore, no solicitation has been initiated.
For More Information	<p>Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov.</p> <p>NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749 or Aiden Cohen, 512-974-1929.</p>

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 Design-Build under Chapter 2269 of the Texas Government Code if such a method provides a better value for the City.

The project will consist of two continuous phases: design of the facilities and building of facilities. The Design-Build method is the most effective delivery method for meeting schedule constraints within the project budget as each phase of design and construction services are carefully negotiated. Design-build is a method of construction procurement under which design and construction services are contracted through one entity, either a joint venture between a design consultant and a constructor or from a single entity with both capabilities.

A Design-Build 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 Government Code 2269, the City of Austin will select a Design-Build firm that will provide the “best value” to the City as established through a two-step qualifications-based selection process. Staff will then return to Council with a recommended firm for Council award.

The project will consist of improvements to locker rooms and restrooms to address existing gender inequities as well as heating, ventilation, air conditioning and communications upgrades. Phase 6 will be the final phase of station improvements. Staff will return to Council for approval of the recommended firm. The estimated construction budget for this work is \$19,600,000 and it is anticipated that construction will begin March 2019.

A delay in authorization of the methodology will result in a delay in the issuance of the solicitation and will affect the ability to for these remaining fires station to come into compliance.

This solicitation and evaluation process is approximately 6 months.