

# AGENDA



## Recommendation for Council Action

### AUSTIN CITY COUNCIL

Regular Meeting: November 9, 2017

Item Number: **010**

#### Capital Contracting Office

Authorize the use of the competitive sealed proposal contracting method in accordance with Texas Government Code Chapter 2269, for the construction of the new Consolidated Maintenance Facility at Austin-Bergstrom International Airport. (Note: MBE/WBE goals will be established prior to issuance of this solicitation.)

**District(s) Affected:** District 2

<b>Fiscal Note</b>	This action will have no fiscal impact.
<b>Purchasing Language</b>	This request is for Council to authorize the use of the Competitive Sealed Proposal method; therefore, no solicitation has yet been initiated.
<b>For More Information</b>	<p>Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or <a href="mailto:AgendaOffice@austintexas.gov">AgendaOffice@austintexas.gov</a>.</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>
<b>Council Committee, Boards and Commission Action</b>	October 10, 2017 - Recommended by the Airport Advisory Commission on a vote of 9-0-0-2 with Commission Members Michael Watry and Nadia Barrera-Ramirez absent..

**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.

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, sustainability practices, local business presence, financial stability, and price. Unlike traditional competitive bidding, which focuses primarily on price and bidder responsibility, price is a strong factor in the Competitive Sealed Proposal method, but it is not the only factor in the overall evaluation score.

A contractor 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. The services will be provided by a duly qualified and experienced contractor offering the “best value” to the City.

The Consolidated Maintenance Facility project site is a 16.15-acre site located within the Austin-Bergstrom International Airport property Air Operations Area and will support airport daily operations. The construction activities for this project will be located within a highly congested and technically challenging airport environment. Therefore, contractor experience is critical to maintaining a safe and secure construction environment for tenants and traveling public.

This item is not time sensitive, however a delay in authorizing the use of this method would mean a delay to the issuance of this solicitation.

This solicitation and evaluation process is approximately six months. Staff will return to Council for contract approval once the solicitation and evaluation process is complete.