



## Recommendation for Action

**File #:** 19-1722, **Agenda Item #:** 11.

5/23/2019

### **Posting Language**

Approve a resolution finding that the design-build method for buildings, as authorized by Subchapter G, Chapter 2269 of the Texas Government Code, is the project delivery method that provides the best value to the City for the project to build a new neighborhood public health center on the adjoining Cooper Tract adjacent to the Dove Springs Metro Park.

(Note: MBE/WBE goals will be established prior to issuance of this solicitation.)

### **Lead Department**

Capital Contracting Office

### **Managing Department(s)**

Capital Contracting Office

### **Fiscal Note**

A Recommendation for Council Action with the not to exceed contract amount for the resultant contract will be presented to Council once the Design-Build selection has been completed.

### **Purchasing Language:**

This request is for Council to authorize the use of the Design-Build method; therefore, no solicitation has yet been initiated.

### **For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or [AgendaOffice@austintexas.gov](mailto:AgendaOffice@austintexas.gov).

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749 or Beverly Mendez, 512-974-3596.

### **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 facility and building of the facility. 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 is 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.

Austin Public Health is seeking to build a new neighborhood public health center on the adjoining Cooper Tract adjacent to the Dove Springs Metro Park.

Design-Build will offer the department a firm establishment of project feasibility and financing, limited financial risk and value engineering. The estimated design construction budget for this work is \$12,400,000 and it is anticipated that the construction completion date will be July 2023.

A delay in authorization of the methodology will result in a delay in the issuance of the solicitation and will affect the ability to perform to complete the project by the July 2023 completion date.

This solicitation and evaluation process is approximately six months.