



## Recommendation for Action

**File #:** 20-1381, **Agenda Item #:** 12.

2/20/2020

### **Posting Language**

Authorize negotiation and execution of a design build agreement with SpawGlass Construction, Co., for design and construction services for the Dove Springs Public Health Neighborhood Center project, in an amount not to exceed \$12,200,000.

This contract will be awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 14.40% MBE and 5.00% WBE participation.

### **Lead Department**

Capital Contracting Office

### **Managing Department**

Public Works Department

### **Fiscal Note**

Funding is available in the Fiscal Year 2019-2020 Capital Budget of the Austin Public Health.

### **Purchasing Language:**

Best Value to the City of Austin of three offers received.

### **Prior Council Action:**

September 19, 2019 - City Council approved use of parkland as part of Chapter 26 process.

May 23, 2019 - City Council determined that the design build method provided the best value to the City for the project.

### **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) <<mailto:AgendaOffice@austintexas.gov>>.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Beverly Mendez, 512-974-3596, or the Project Manager Kalpana Sutaria, 512-974-7225.

### **Additional Backup Information:**

City of Austin voters approved the Dove Springs Public Health Facility (the Facility) project in the 2018 Bond Election. It will include a full-service neighborhood center, Women-Infant-Children (WIC) clinic, immunization clinic, high-quality childcare center, playground, and multi-purpose spaces for the community. The facility will be located on parkland next to the Dove Springs Metro Park (DSMP) at 5801 Ainez Drive. The facility will be a two-story building, approximately 23,000 square feet with a not to exceed footprint of 16,000 square feet on the ground floor. This project will incorporate many green building features to include but not limited to permeable pavement for the parking lot, sidewalks and fire lane, solar panels, rainwater collection and rain gardens

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recommended to avoid water quality concerns and will achieve LEED-Silver certification per Council Resolution 20071129-045.

Existing trails will be enhanced to maintain a safe trail connection through the park from adjacent neighborhood to the Facility during construction. The entrance to the parkland will be at the corner of Ainez Drive and Palo Blanco Lane. The Hickory Drive entrance will be for emergency vehicle use only to reduce disturbance to the adjoining residences. There are two informal youth soccer fields used by DSMP. These two fields will be upgraded to have new lighting and turf. There will be a reclaimed water line available for irrigation of these fields and landscape.

The design build contract is recommended for award to the offeror that submitted the proposal providing the best value to the City, as established through a qualifications-based selection process. A design build solicitation is a 2-Step Process consisting of Request for Qualifications and Request for Additional Information. A diverse City-staffed evaluation panel comprised of technical experts reviews, scores, and shortlists design build firms. The result is selection of the highest-ranked firm. Council's authorization is requested to negotiate and execute an agreement with the highest ranked firm, for pre-construction, design, construction, and post construction services. MBE/WBE goals are initially established for the design phase services only. When design is sufficiently complete, and prior to Construction Phase, MBE/WBE goals are established based on identified construction trades.

City staff held public input meetings since the 2018 Bond approval. Currently, the residents of the Dove Springs community must travel to clinics in the City requiring one or two buses. The Dove Springs Public Health Facility will bring a neighborhood center, WIC clinic, immunization clinic and child development center close to the Facility's community making services more accessible.

This project is located within zip code 78744 (District #2). The completion date is slated to be July of 2023.

SpawGlass Construction is located in Austin, Texas