



## Recommendation for Action

**File #:** 20-2028, **Agenda Item #:** 2.

6/4/2020

### **Posting Language**

Authorize negotiation and execution of a construction manager at risk agreement with SpawGlass Contractors, Inc., for preconstruction, schematic, design, and construction phase services for the Emergency Medical Services Facility Renovations (Stations 1, 5, 7, 10 and 13) project in an amount not to exceed \$22,400,000.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 16.67% MBE and 16.67% WBE participation.].

### **Lead Department**

Capital Contracting Office

### **Fiscal Note**

Funding in the amount of \$18,592,000 is available in the Fiscal Year 2019-2020 Capital Budget of the Emergency Medical Services Department. Funding in the amount of \$3,808,000 is available in the Fiscal Year 2019-2020 Capital Budget of the Austin Fire Department.

### **Purchasing Language:**

Best Value to the City of Austin of one offer received and evaluated.

### **Prior Council Action:**

November 14, 2019 - City Council authorized negotiation and execution of a professional services agreement with MWM Design Group, Inc. to provide architectural design services.

August 22, 2019 - City Council authorized use of Construction-Manager-at-Risk alternative delivery procurement method.

### **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 or Beverly Mendez, 512-974-3596, or the Project Manager, William Massingill, 512-974-7263.

### **Additional Backup Information:**

The five Emergency Medical Services (EMS) stations that are a part of the project are among the earliest facilities built for the EMS Department in Austin. The vehicle bays and staff spaces are cramped, building systems are at the end of their service life, and the buildings do not meet current building and accessibility code requirements.

This project was approved by Austin voters as part of 2018 Bond Election. The Project will consist of significant

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interior renovations and new additions to EMS stations #1, #5, #7, and #13, and demolition and reconstruction of station #10:

- EMS station #1 (3616 S. 1st St., 78704, District 3)
- EMS station #5 (5710 N. Lamar Blvd., 78752, District 7)
- EMS station #7 (8989 Research Blvd., 78758, District 7)
- AFD station #25/EMS #10 (5228 Duval Rd., 78759, District 6)
- AFD station #23/EMS # 13 (1330 E. Rundberg Lane, 78753, District 4)

The Capital Contracting Office received one submittal for this solicitation. Three primes attended the non-mandatory pre-proposal meeting. The Capital Contracting Office reached out to the two other primes that attended the pre-proposal and chose not to bid. One prime is currently involved in another project with the City while the other prime chose not to submit a proposal for the project.

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 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 construction begins, the City will negotiate and execute a Guaranteed Maximum Price for the remainder of the work, including actual construction.

As set forth in Government Code 2269, the City of Austin 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 City-staffed evaluation panel scored the submittal based on published evaluation criteria, to ensure the Contractor possessed the required experience and qualifications.

Prior to entering into the Construction Phase, the City will establish Minority-owned Business Enterprise and Women-owned Business Enterprise goals for construction and the Construction Manager will submit a Compliance Plan meeting the construction goals or documentation detailing their good faith effort(s) to meet the established goals. Additional subcontracting opportunities will also arise during the Construction Phase of this project; however, the specific scopes and magnitude of the construction work cannot be determined until design has been sufficiently completed.

The contract allows 820 calendar days for completion of this project. The facilities in this project are located within zip codes 78704, 78752, 78753, 78758, and 78759 (Districts 3, 4, 6, and 7). The project will be managed by the Public Works Department.

A complete solicitation package is available on the City’s Financial Services website. Link: [Solicitation Documents](#)

SpawGlass Contractors, Inc. is located in Austin, TX.

**Strategic Outcome(s):**

Government That Works for All; Safety; Health and Environment.