



Recommendation for Action

File #: 21-2518, **Agenda Item #:** 3.

9/2/2021

Posting Language

Authorize negotiation and execution of a professional services agreement with Dunaway Associates, L.P. d/b/a Dunaway UDG to provide engineering services for the Colony Park Sustainable Community in an amount not to exceed \$105,000.

[Note: Sole Source contracts are exempt from the City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program) therefore, no subcontracting goals were established.]

Lead Department

Capital Contracting Office.

Managing Department

Economic Development Department.

Fiscal Note

Funding is available in the Fiscal Year 2020-2021 Operating Budget of the Economic Development Department.

Purchasing Language:

In accordance with Texas Government Code section 2254, Dunaway Associates, L.P. d/b/a Dunaway UDG was determined to be the most qualified based on demonstrated competence and qualifications providing engineering services for the Colony Park Sustainable Community.

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; Rick Wilson, 512-974-7262; or the Project Manager, Christine Freundl, 512- 974-7147.

Additional Backup Information:

The Colony Park Sustainable Community Initiative began in 2012 as a three-year master planning process supported through a \$3 million U.S. Department of Housing and Urban Development Sustainable Communities Challenge Grant. Through this process, the City engaged hundreds of community stakeholders through community meetings, workshops, and family-focused events to create a community vision for the project. This vision is captured in the Colony Park Master Plan and Design Guidelines, which includes priorities that will guide the development of the 208-acre City-owned site. UDG, the predecessor to Dunaway/UDG served as the prime consultant on the development of the Master Plan and Design Guidelines as well as the Planned Unit Development (PUD) zoning district adopted by City Council in December 2014.

Following the Master Plan and PUD adoption, the City worked with the community to secure a master developer partner for the Colony Park Sustainable Community. The City signed an Exclusive Negotiating Agreement with Catellus Development Corporation (Catellus) for the project in May 2020. Together, along with the community and a consultant team inclusive of Dunaway/UDG, the City and Catellus are working to create a Master Development Agreement that will set the stage for realizing the community's vision in the Colony Park Sustainable Community Master Plan.

The continuation of Dunaway/UDG's services through this master agreement builds upon their established community trust, and their familiarity with the project, which will allow them to complete work efficiently and seamlessly, therefore, avoiding delays and additional costs to the project. Furthermore, Dunaway possesses the requisite technical expertise to carry out essential engineering duties as well as value engineering, estimating, design, and community engagement support.

Dunaway is currently contracted to provide these services through Fiscal Year 2021 at which point the current contract will expire. This new contract will provide much needed continuity of services to the project which is currently in active negotiations working towards a master development agreement for the site.

The 208-acre city-owned Colony Park Sustainable Community site is currently undeveloped so there are no anticipated impacts to the adjacent communities as a result of this contract.

If not approved by Council, the project will not have access to Dunaway/UDG's requisite technical expertise or project history going back to the beginning of the planning process back in 2012. Additionally, the project will not have access to engagement support through a consultant who has built foundational trust with the Colony Park, LBJ, and Lakeside communities.

The contract allows 1095 days for completion of this project.

This project is located within zip code 78724 (District 1).

Dunaway Associates, L.P. d/b/a Dunaway UDG is located in Austin, TX

Strategic Outcome(s):

Economic Opportunity and Affordability.