



Recommendation for Action

File #: 21-2903, **Agenda Item #:** 13.

9/30/2021

Posting Language

Approve a resolution finding the Competitive Sealed Proposal method of contracting, as authorized by Subchapter D, Chapter 2269 of the Texas Government Code, is the project delivery method that provides the best value to the City for the Zilker Metro Park - Zilker Clubhouse Rehabilitation project to restore the historic building.

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

Lead Department

Capital Contracting Office.

Managing Department

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 Competitive Sealed Proposal selection has been completed.

Purchasing Language:

This request is for Council to authorize the use of the Competitive Sealed Proposal; 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.

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 Competitive Sealed Proposal (CSP) under Chapter 2269 of the Texas Government Code if such a method provides a better value for the City.

It is recommended that this work be delivered under the CSP method of contracting set forth in state statutes.

CSP 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 and expertise, sustainability practices, local business presence, financial stability, as well as price. Unlike traditional competitive bidding, which focuses primarily on price and bidder responsibility, price is a strong factor in the CSP method, but it 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. Use of a Competitive Sealed Proposal allows for evaluation of proposed contractor’s qualifications and experience to obtain a contractor with historic preservation expertise.

This project will provide rehabilitation of the historic Charles Page Zilker Clubhouse located at 200 Arnulfo Alonso Way. The Zilker Clubhouse is in the far western section of the park, known as Zilker Nature Preserve, west of Mopac. Constructed in 1934 on the highest point in the park, the Clubhouse faces southeast, and its terrace provides a sweeping view of Austin's skyline and Lady Bird Lake. This project will benefit the community by retaining the site as an affordable rental venue, while enhancing the flexibility of the site to hold many types of group events.

The Zilker Clubhouse requires extensive restoration to address several deteriorated conditions and systems, as well as ADA accessibility challenges. The building requires a new roof, window and door restoration, masonry cleaning and repainting, restoration of ironwork, multiple ADA modifications, replacement of exterior lighting, and site improvements to parking, wayfinding and interpretive signage, and landscaping. The building also requires extensive systems upgrades including the installation of an HVAC system. Nearby historic Lookout Point requires masonry repair and restoration of the wood pergola and will be included within the scope of the project as a bid alternate. The estimated construction budget for this work is \$2,800,000 and it is anticipated that construction will begin June 2022. The project is fully funded by the Historic Preservation Fund through Hotel Occupancy Tax revenue.

A delay in authorization of the methodology will result in a delay in the issuance of the solicitation and further delays in restoring the historic property.

This solicitation and evaluation process takes approximately five months.

Strategic Outcome(s):

Safety, Health and Environment, Culture and Lifelong Learning.