

A G E N D A



Recommendation for Council Action (CCO)

Austin City Council

Item ID:

52666

Agenda Number

7.

Meeting Date:

12/17/2015

Department:

Capital Contracting Office

Subject

Authorize the use of the competitive sealed proposal procurement method for the solicitation of the construction of the Austin Fire Department Fire and emergency medical services station, Onion Creek.

Amount and Source of Funding

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.

Fiscal Note

A fiscal note is not required.

Purchasing Language:

This request is for Council to authorize the use of the Competitive Sealed Proposal selection method; therefore no solicitation has yet been initiated.

Prior Council Action:

For More Information:

Craig Russell, 512-974-7157; Matt Duree, 512-974-6346; Rolando Fernandez, 512-974-7749; Sarah Torchin, 512-974-7141.

Boards and Commission Action:

N/A

Related Items:

MBE / WBE:

MBE/WBE Goals will be established for this solicitation before issuance.

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 and responsive bidder. Texas Government Code chapter 2269 allows for methodologies alternate to low-bidding 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 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 Competitive Sealed Proposal method of contracting set forth in state statute. Competitive Sealed Proposal 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, sustainability practices, local business presence, financial stability, and price. Unlike traditional competitive bidding, price is a portion of the overall evaluation score.

This Fire and Emergency Medical Services Station will serve Onion Creek and the surrounding neighborhoods allowing the Austin Fire Department to improve the emergency response times in the general area. The Austin Fire Department's analysis of the response times in the general Onion Creek area shows that the average response does not meet the performance standards of the Austin Fire Department. This station will bring those response times back up to the desired range.

The project consists of the construction of an approximately 9,125 square feet, four-bay station. The new Fire and Emergency Medical Services station will include an entry and office, a day room, an exercise space, a kitchen and dining area, eight dormitory rooms for Fire and Emergency Medical Services personnel, a laundry room, bath rooms, storage rooms, and mechanical equipment rooms. The new station will also house three fire emergency vehicles and one Emergency Medical Services vehicle. Site development includes parking for both Fire and Emergency Medical Services personnel, bicycle racks, and an above-ground fuel facility. This station will be designed to achieve a LEED (Leadership in Energy and Environmental Design) silver rating. The resultant contract will come before Council in 2016. The estimated construction budget is \$3,100,000.

This item is not time sensitive, however a delay would mean a delay to the issuance of this Competitive Sealed Proposal solicitation and timely completion of the project.