

AGENDA



Recommendation for Council Action (CCO)

Austin City Council	Item ID:	54014	Agenda Number	7.
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Meeting Date:	March 31, 2016
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Department:	Capital Contracting Office
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Subject

Authorize the use of the competitive sealed proposal methodology for solicitation of a proposal for the construction of improvements and renovation of three sets of restrooms within the terminal at Austin-Bergstrom International Airport.

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.
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Prior Council Action:	
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For More Information:	Rohini Kumarage, 512-530-7547; Matt Duree, 512-974-6346; Rolando Fernandez, 512-974-7749; Sarah Torchin 512-974-7141.
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Boards and Commission Action:	March 8, 2016 – Recommended by the Airport Advisory Commission on a 6-3 vote with Commission Members Black, Rodriguez and Sepulveda absent.
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Related Items:	
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MBE / WBE:	MBE/WBE goals will be established for this solicitation before issuance.
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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 set forth in state statutes. 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 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 only a portion of the overall evaluation score. A city-staffed panel will review, evaluate, and rank proposals based on stated evaluation criteria. The services will be provided by a duly qualified and experienced contractor offering the best value to the City.

The work will consist of renovating three remaining sets of men's and women's restrooms located on the lower level of Austin- Bergstrom International Airport Terminal. Each set of restrooms is approximately 1617 square feet per set for a total of approximately 4900 square feet of renovated space. The renovations will include selective demolition, concrete, selective masonry, metal work, alteration of walls and doors, replacement of specialty items (i.e. toilet partitions, grab bars, toilet facility accessories), replacement of mechanical, electrical and plumbing systems, as well as fire protection and annunciation systems and will allow the three sets of bathrooms to meet current ADA and TSA guidelines.

The estimated construction budget is \$2.5 million. Construction activities will be undertaken within a highly congested and technically challenging operating airport terminal environment. Safety and security risk management is critical to this project; therefore contractor experience in 24/7 operating facilities and security sensitive experience is critical to maintaining safe and secure airport operations and minimizing the construction impact on the airport tenants and traveling public. The project will isolate construction and utility activities from the public and utilize safety and security controls, tool management protocols, and hot work permitting during terminal construction.

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 renovations.