

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting : February 1, 2018

Item Number: 009

Capital Contracting Office

Authorize the use of the competitive sealed proposal procurement method for solicitation of construction of improvements to the Austin-Bergstrom International Airport Parking Garage for the New Airport Garage Solar Array project. (Note: DBE goals will be established prior to issuance of this solicitation due to project being supported by federal funds.)

Lead Department	Capital Contracting Office <u>Managing Department(s)</u> 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 method; 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, Aiden Cohen 512-974-1929, or the Project Manager, Robert Mercado 512-530-2515.
Council Committee, Boards and Commission	January 9, 2018 - Recommended by the Airport Advisory Commission on a vote of 7-0-0-4 with Commissioners Tegeler, Bobbio,

Action	Barrera-Ramirez, and Owens absent.
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Additional Backup Information:

The New Airport Garage Solar Array Project is comprised of the installation of solar panels on the top level of the new Austin-Bergstrom International Airport Parking Garage scheduled to be completed in 2019. The solar panels will produce energy during the day for the new Administration Building and Garage. The panels can also provide shade to the rows of parked cars beneath. The anticipated construction budget for this work is \$1,000,000 and it is expected that construction will begin in early 2019. Once the evaluation and selection has been completed, but before award or execution of a contract, the best-evaluated proposal will be presented to Council for approval.

This project is related to the Construction Manager at Risk contract CLMB018 for the Austin-Bergstrom International Airport Parking Garage and Administration Offices. The original contract was solicited without the anticipation of state or federal funds. Considering the need to follow the solicitation requirements of the Texas Department of Transportation, including federal Disadvantaged Business Enterprise goals, this project must be solicited separately.

State Statute governs construction procurement for municipalities. The standard method of contracting used for construction services is where the contract is awarded to the lowest-priced bid from a responsible bidder. Texas Government Code Chapter 2269 allows for methodologies alternate to low-price bidding methods 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.

Staff recommends this work be delivered under the Competitive Sealed proposal method of contracting as set forth in Texas State Statutes. In a Competitive Sealed Proposal, the City selects proposers based on evaluation criteria including, but not limited to, safety record and safety practices, comparable project experience, sustainability practices, local business presence, financial stability, and price. A City-staffed evaluation panel will review, evaluate, and rank proposals based on stated evaluation criteria to determine the highest ranked proposer. Price is a significant factor in the Competitive Sealed Proposal method, but it not the only factor in the overall evaluation of proposals. The services as a result of this contract will be provided by the best evaluated, qualified, and experienced contractor offering the “best value” to the City.

This item is not time sensitive, however a delay in authorizing the use of this method would mean a delay to the issuance of this solicitation.

This solicitation and evaluation process is approximately three months