

## AGENDA



## Recommendation for Council Action

## AUSTIN CITY COUNCIL

Regular Meeting: August 30, 2018

Item Number: 005

## Capital Contracting Office

Authorize negotiation and execution of a design build agreement with Southwest Corporation, for design and construction services for the Austin Fire Department Locker Room Phase 6 project in an amount not to exceed \$12,700,000. [Note: This contract will be awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 72.00% MBE and 8.00% WBE participation.]

**District(s) Affected:** District 5, District 7, District 9, District 10

<b>Lead Department</b>	Capital Contracting Office  <b><u>Managing Department(s)</u></b> Public Works Department
<b>Fiscal Note</b>	Funding in the amount of \$2.8M is available in the Austin Fire Department's Capital Budget for FY 2017-2018. Funding in the amount \$9.9M is contingent upon approval of FY 2018-2019 Proposed Budget.
<b>Purchasing Language</b>	Best Value to the City of Austin of two offers received.
<b>Prior Council Action</b>	October 19, 2017 - City Council authorized use of Alternative Delivery Method.
<b>For More Information</b>	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, Paul Mendoza, 512-974-1272.
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### **Additional Backup Information:**

This project is the final phase of an ongoing program to provide gender equitable and accessible facilities for firefighters throughout the City. The project will remodel six existing fire stations to add women's locker rooms at the following locations:

- Fire Station No. 2, 506 West Martin Luther King Jr. Boulevard, Austin, TX
- Fire Station No. 9, 4301 Speedway, Austin, TX
- Fire Station No. 10, 3009 Windsor Road, Austin, TX
- Fire Station No. 11, 1605 Kinney Avenue, Austin, TX
- Fire Station No. 12, 2109 Hancock Drive, Austin, TX
- Fire Station No. 16, 7000 Reese Lane, Austin, TX

Design-build is a project delivery method where a single firm or joint venture is hired to provide both design and construction services. Design-build is best suited for large, complex projects with schedule constraints. There tends to be fewer change orders during construction when a single legal entity is responsible for both design and construction services. The City primarily uses this process for facility work or improvements to real property.

The design-build contract is recommended for award to the Design-Builder providing the best value to the City, as established through a qualifications based selection process. A design-build solicitation is a 2-Step Process consisting of Request for Qualifications and Request for Additional Information. A diverse City-staffed Evaluation Panel comprised of technical experts reviews, scores, and shortlists Design-Builder firms. The result is the selection of the highest-ranked firm. Council's authorization is requested to negotiate and execute an agreement with the highest ranked firm to begin design phase services. MBE/WBE goals are initially established for the design phase services only. When design is sufficiently complete and prior to Construction Phase, MBE/WBE goals are established for the construction phase.

Participation goals stated in the solicitation for design phase services were 1.66% African American; 2.94% Hispanic; 2.79% Native/Asian and 3.80% WBE. The recommended firm provided a MBE/WBE Compliance Plan which met the goals of the solicitation and was approved by the Small and Minority Business Resources Department.

The Design-Builder will work with the City to develop a suitable community engagement

process and shall implement community engagement at stages appropriate to the project's development in the form of community meetings, information distribution and outreach.

The contract allows 773 calendar days for the completion of this project. This project is located within zip codes 78701, 78703, 78704, 78751, 78756 and 78757 (Districts 5, 7, 9 and 10).

Southwest Corporation is located in Austin, Texas.