



Recommendation for Action

File #: 19-3541, **Agenda Item #:** 6.

11/14/2019

Posting Language

Authorize negotiation and execution of a design-build agreement with Flintco, LLC for design and construction services for CLMA029, Fire and EMS Stations Rebuild and Renovations project in an amount not to exceed \$16,000,000.

[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 92.00% MBE and 8.00% WBE participation.]

Lead Department

Capital Contracting Office

Managing Department

Public Works Department

Fiscal Note

Funding is available in the Fiscal Year 2019-2020 Capital Budget of the Austin Fire Department.

Purchasing Language:

Best Value to the City of Austin of six offers received.

Prior Council Action:

May 9, 2019 - City Council authorized use of Design-Build procurement method of Alternative Delivery.

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, Beverly Mendez, 512-974-3596, or the Project Manager, Michelle Noriega 512-974-1169.

Additional Backup Information:

This project is to improve three Fire and Emergency Medical Services (EMS) stations as part of the City's effort to provide urgent repairs and upgrades to two existing Fire/EMS stations, and the redesign and rebuild of Fire Station 22/EMS Station 12. Facilities undergoing these urgent upgrades are:

- Fire Station 1/EMS Station 6 - 401 E. 5th Street, 78701, District 9 (upgrades)
- Fire Station 3 - 201 W. 30th Street, 78705, District 9 (upgrades)
- Fire Station 22/EMS Station 12 - 5309 E. Riverside Drive, 78741, District 3 (rebuild)

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.

The City requested Statements of Qualifications and submittal Responses for Design-Build services to furnish design and construction services for all work required for these three sites. A diverse City-staffed Evaluation Panel comprised of technical experts, reviewed, scored, and shortlisted Design-Builder firms. Step 1 of the evaluation process led to shortlisting the two most qualified firms. The shortlisted firms were invited to interview and provide presentations on how their firms would provide best value to the City, while adhering to the project schedule. The result of which 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 based on identified construction trades.

The contract allows 730 calendar days for completion of this project. This project is located within zip codes 78701 and 78705, and 78741 (District 3 and 9).

Flintco, LLC is located in Austin, Texas.