



Recommendation for Action

File #: 19-3591, **Agenda Item #:** 12.

12/5/2019

Posting Language

Approve a resolution finding the use of the design-build method of contracting, as authorized by Subchapter G, Chapter 2269 of the Texas Government Code, is the project delivery method that provides the best value to the City for the rebuilding of the Brackenridge GIS Substation.

(Note: MBE/WBE goals will be established prior to issuance of this solicitation.)

Lead Department

Capital Contracting Office

Managing Department

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 Design-Build selection has been completed.

Purchasing Language:

This request is for Council to authorize the use of the Design-Build; 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 or Beverly Mendez, 512-974-3596.

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 responsive bidder. Texas Government Code Chapter 2269 allows for methodologies alternate to the low bidding method 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 Design-Build under Chapter 2269 of the Texas Government Code if such a method provides a better value for the City.

The project will consist of two continuous phases: design of the facility and building of the facility. The Design-Build method is the most effective delivery method for meeting schedule constraints within the project budget as each phase of design and construction services is carefully negotiated. Design-Build is a method of construction procurement under which design and construction services are contracted through one entity, either a joint venture between a design consultant and a constructor or from a single entity with both

capabilities.

A Design-Build firm will be selected by a City-staffed evaluation panel that will evaluate and score proposals based on published evaluation criteria to determine the highest ranked proposer. As set forth in Government Code 2269, the City of Austin will select a Design-Build firm that will provide the “best value” to the City as established through a two-step qualifications-based selection process.

The project is for the reconstruction of the aging Brackenridge Substation as a gas insulated switchgear or GIS substation. The GIS technology allows for a very compact, high voltage substation, and is often required in high density areas where limited property is available. The rebuild project will also accommodate three new network transformers needed at this site.

The Brackenridge GIS Substation and the Rainey Street Substation (also GIS) are components of Austin Energy’s “Repowering Downtown” effort. The rapid pace of development in the downtown area is close to exceeding the electrical facility requirements needed for the near- and long-term future. The Rainey substation will temporarily support downtown energy needs and allow the Brackenridge Substation to be taken offline for the rebuild and upgrade project. The estimated construction budget for this work is \$15,000,000 and it is anticipated that construction will begin in October 2021.

A delay in authorization of the methodology will result in the delay in the issuance of the solicitation, which could affect the timeline to rebuild the Brackenridge Substation and upgrade the transmission lines bringing power to the downtown area.

This solicitation and evaluation process is approximately nine months.