



Recommendation for Action

File #: 20-2430, **Agenda Item #:** 12.

7/29/2020

Posting Language

Approve a resolution finding the use of the competitive sealed proposal method of contracting, as authorized by Subchapter D, Chapter 2269 of the Texas Government Code, as the project delivery method that provides the best value to the City for the Town Lake Metro Park Seaholm Intake Facility Phase 1 Rehabilitation project to rehabilitate this historic structure.

(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 Competitive Sealed Proposal selection has been completed.

Purchasing Language:

This request is for Council to authorize the use of the Competitive Sealed Proposal methodology; therefore, no solicitation has yet been initiated.

Prior Council Action:

August 23, 2018 - Approve phased recommendations for the improvement of the Seaholm Waterfront, a 3-acre park site, which includes the Seaholm Intake Building.

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 Garrett Cox, 512-974-9423.

Council Committee, Boards and Commission Action:

June 22, 2020 - Historic Landmark Commission approved a Certificate of Appropriateness for the proposed Phase 1 design.

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 bidder. Texas Government Code Chapter 2269 allows for methodologies alternate to 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 Competitive Sealed Proposal (CSP) 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 CSP method of contracting set forth in state statutes. CSP 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, which focuses primarily on price and bidder responsibility, price is a strong factor in the CSP method, but is not the only factor in the overall evaluation score. A City-staffed evaluation panel will review, evaluate, and rank proposals based on stated evaluation criteria.

The Seaholm Intake facility is an iconic Art Deco design and once was the pump house for the Seaholm Power Plant. The Seaholm Power Plant, a City-owned and retired power generation facility, was designed by Burns & McDonnell Engineering Co. and built of cast concrete in two phases in 1950 and 1955 by Odom Construction. The Seaholm Power Plant has a strong civic presence in the cityscape of downtown Austin and showcases a unique period of American Art Deco municipal architecture and Public Works engineering. Due to its location on the Lady Bird Lake Hike and Bike Trail, the project will have significant pedestrian traffic through the project site.

The Seaholm Intake Building Project consists of a series of historically appropriate interventions to rehabilitate this iconic structure, which is a contributing structure to the Seaholm Power Plant National Historic Register District. The scope of work consists of several specialized construction scopes, including underwater welding, which will be required to seal the building's water intake pipes from Lady Bird Lake, historic window restoration, repair of the historic roof coping and the careful structural infill of large openings in the building interior. Protection of the interior shell of the building during these rehabilitation scopes is vital to the success of the project. Due to scope of work complexity, the CSP methodology provides the best value to the City allowing the City to select a qualified and experienced contractor. A contractor 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.

Consistent with the council-approved Seaholm Waterfront Planning Study, the purpose of the Phase 1 project is to make the Intake Building safe and inhabitable for small programs and events by restoring character defining features and updating the building for code-compliant occupancy. The estimated construction budget for this work is approximately \$2,000,000 and it is anticipated that construction will begin in the Spring of 2021.

A delay in authorization of the methodology will result in a delay in the issuance of the solicitation and will affect the ability to perform these improvements in accordance with the project schedule.

This solicitation and evaluation process are approximately six months.

Strategic Outcome(s):

Culture and Lifelong Learning; Health and Environment