



Recommendation for Action

File #: 21-1412, **Agenda Item #:** 7.

3/25/2021

Posting Language

Authorize negotiation and execution of an amendment to the design build agreement with JE Dunn Construction Inc., for preconstruction services, schematic design services, and construction services for the New Fire and EMS Stations in an amount of \$2,300,000, for a total contract amount not to exceed \$29,800,000.

[Note: This amendment will be awarded in compliance with City Code 2-9A and 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). Current participation to date for the Design Phase is 3.64% MBE and 2.76% WBE. Current participation to date for the Construction Phase is 4.00% MBE and 13.08% WBE.]

Lead Department

Capital Contracting Office

Managing Department

Public Works Department

Fiscal Note

Funding is available in the Fiscal Year 2020-2021 Capital budget of the Austin Police Department.

Purchasing Language:

Original contract was awarded through a qualifications-based selection process.

Prior Council Action:

December 10, 2020 - City Council approved a contract increase of \$2,000,000 for design of the Loop 360 fire station for a new not to exceed contract amount of \$27,500,000.

November 14, 2019 - City Council approved a contract increase of \$13,500,000 for a new not to exceed contract amount of \$25,500,000 for the design and construction of Del Valle and Travis Country fire stations.

November 15, 2018 - Council approved a Design-Build contract with JE Dunn Construction Inc., for the New Fire/EMS Stations with a not to exceed contract amount of \$12,000,000.

August 30, 2018 - City Council authorized use of Alternative Delivery Method.

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 PM, 512-974-1169.

Additional Backup Information:

In November 2012, voters approved Proposition 16 of the 2012 Bond Election: Public Safety which allocated bond funding to design and construct new public safety facilities, including, funding for the land purchase and design of a future police substation to service the rapid growth and declining police response times of the northwest quadrant of the City (Adam Sector). Implementation of this capital project is set forth in two phases: Phase I (funded) - Site Acquisition and Design; and Phase II (unfunded) - Construction.

On August 23, 2018 City Council authorized Austin Police Department to purchase land along North Ranch Road 620 for the colocation of Austin Police Department, Austin Fire Department, Fleet Services, and Municipal Court facilities. In December 2018, the City purchased 16.72 acres at 8604 N FM 620, for the site location known as Canyon Creek. The site will be comprised of the Austin Police Department, Austin Fire Department, and Austin Travis County Emergency Medical Services buildings co-located on a single campus. The Northwest Police Substation will provide 35,000 square feet of space to include a community integration informal meeting room, shared and private public safety offices, team meeting spaces, and separate men's and women's locker rooms and restrooms within a contemporary open office environment. The site will also include a two-story secure parking garage, shared fueling station, and visitor parking spaces.

On March 24, 2016, the Austin City Council directed the City Manager to develop a comprehensive plan for consideration during the budget process with proposed funding mechanisms and timelines for building fire stations in five areas of immediate need identified by the Austin Fire Association (Local 975) and the Austin Fire Department. These five stations were chosen by the City as locations that would benefit the Fire and EMS response times, and which could also support potential gaps in existing stations response times.

The proposed locations for the new Fire/EMS stations include:

- Del Valle/Moore's Crossing area.
- Travis Country area
- Loop 360/Davenport area
- Goodnight Ranch area
- Canyon Creek area

Del Valle is complete and in Warranty Phase as of July 2020, Travis Country is under construction and the additional funds are to start the design and preconstruction of Loop 360/Davenport Fire station. Council previously approved \$27.5 million in authorization for Del Valle, Travis Country Fire Stations and \$2 million to initial design of the Loop 360/Davenport Fire/EMS Station. This request is to increase authority to design the Austin Police Department Sub-Station at the Canyon Creek location. Future amendments will be brought to Council when funding is approved for the construction of Loop 360/Davenport and the design and construction of the Goodnight Ranch and Canyon Creek Fire/EMS stations.

The Northwest Police Station design is the first phase of design and construction work for the Canyon Creek joint location. As this neighborhood was identified, the Canyon Creek Fire/EMS Station could not proceed if it were not for the offer of a joint location/building for all three public safety entities on the aforementioned property acquired for the Northwest Police Substation. Due to the Real Estate climate in the area, co-locating on the same site is the only option for this Fire/EMS Station. A site analysis conducted by the design-build team determined that the best course of action for all three entities would be to occupy stand-alone buildings. Fire and EMS would occupy one, and APD would occupy their own facility along with the two-story parking garage.

Council provided direction to have five new Fire/EMS Stations constructed in six years in areas currently languishing in response times. Failure to provide the additional authority will delay the start of the design and construction of the new Fire/EMS stations required to alleviate the current situation.

This amendment has been approved by the City's Change Control Committee. The Change Control Committee was established to comply with Council Resolution No. 20120126-048, which required the establishment of consistent criteria and process to evaluate contractual changes for all contracts administered by the Capital Contracting Office. The Change Control Committee is comprised of management-level subject matter experts.

JE Dunn Construction is located in Austin, TX.

Strategic Outcome(s):

Safety, Government That's Works for All