LGC DATE: July 24th, 2026

Posting Language
Approve a resolution finding the use of the competitive sealed proposal method of procurement, as authorized by Subchapter D, Chapter 2269 of the Texas Government Code, is the contracting delivery method that provides the best value to the City of Austin for the Sir Swante Palm Neighborhood Park project for park renovations and restoration of historic facilities.

City Lead Department
Financial Services Department

City Managing Department
Financial Services Department

Amount and Source of Funding
After the selection process is complete, City staff will return to the LGC to request authority to negotiate and execute a construction contract.

Purchasing Language:
This request is for the LGC to approve a resolution finding that the use of the competitive sealed proposal method provides the best value; therefore, no solicitation has yet been initiated.

For More Information:
Direct questions regarding this Recommendation for LGC Action to the Financial Services Department – Central Procurement at: FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500.

Additional Backup Information:
For the Sir Swante Palm Neighborhood Park project (Project), the City will be in the "Managing Party" role and the Waterloo Greenway Conservancy (Conservancy) will be in the "Supporting Party" role, as those terms are defined in the Joint Development Agreement between the LGC, the City and the Conservancy, dated October 14, 2020. Therefore, as the Managing Party, the City will be the party that solicits and contracts with the construction contractor.

State law governs construction procurement for Texas 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 (Chapter 2269) allows for alternative methods of procurement which may provide the best value to the municipality. These alternate project delivery, procurement, and contracting methods include: Competitive Sealed Proposals, Construction Manager-at-Risk, Design-Build, and Job Order Contracting. State law allows the City to adopt and use an alternative delivery method such as Competitive Sealed Proposals under Chapter 2269 if it is determined by the governing body or designee that the alternative method will provide a better or best value to the City for a given project.

The Competitive Sealed Proposal method is a procurement method where the project owner requests proposals, ranks the offerors, negotiates as prescribed, and then contracts with a general contractor for the construction, rehabilitation, alteration, or repair of a facility.

The general contractor firm will be recommended by an evaluation panel after that panel has evaluated and scored qualifications and proposals based on published evaluation criteria to determine the highest ranked proposer. As set forth in Chapter 2269, the panel will select a firm that will provide the "best value" to the City for construction services for the Project.

This Project provides for the addition of park facilities and restoration of the historic shelter house. Park facilities include both nature play and traditional play elements, including custom play structures, a water feature, native landscape plantings, shade structures, seating, and lighting. The Project will also be pursuing certification through the Sustainable Sites Initiative (SITES) rating system, per the City's 2021 Green Building Policy update which requires SITES certification for park projects over $2 million.

Given the high-level of design coordination, custom play features, and historic restoration elements of the Project, the Competitive Sealed Proposal method is recommended, as this method allows for considerations in addition to pricing for selecting an experienced construction team specializing in the construction of park facilities and historic structures. Competitive Sealed Proposal procurement is the best contracting method supporting the City's and Conservancy's need to guide the design of new facilities based on public input, optimizing the Project schedule, and addressing key milestones for design and construction to achieve timely park completion.

The estimated construction budget for this work is $12,967,245, and it is anticipated that construction will begin in 2027.