



Travis County Commissioners Court Agenda Request

Meeting Date: February 18, 2014

Prepared By/Phone Number: Jorge Talavera, CPPO, CPPB/854-9762;
Marvin Brice, CPPB/854-9765

Elected/Appointed Official/Dept. Head: Cyd Grimes, C.P.M., CPPO

Commissioners Court Sponsor: Judge Biscoe

Agenda Language: Receive update and authorize Purchasing Agent to commence negotiations with the highest-ranked team for Request for Qualifications (RFQ) No. Q1309-006-JT, Independent Representative/ Compliance Architect (IR/CA) Services for the Design-Build (DB) Development of the New Travis County Civil and Family Court House (CFCH).

- **Purchasing Recommendation and Comments:** Purchasing concurs with departments and recommends approval of requested action. This procurement action meets the compliance requirements as outlined by the statutes.

On December 10, 2013, the Court authorized the Purchasing Agent to issue RFQ No. Q1309-006-JT to procure an IR/CA Team to serve the County through the DB development, procurement, design and construction of the new CFCH.

The selected IR/CA Team's primary responsibilities, to be performed for the County under the supervision of the County's Program Manager, URS Corporation, include the creation of the technical requirements for the design criteria package to be developed for the CFCH Project in accordance with Subchapter G, Chapter 2269, Texas Government Code; providing consultation and advice to the County throughout the Project; ensuring the selected DB Team is compliant with the design criteria package; and other additional related tasks.

Subject RFQ was issued electronically to over 5,800 businesses nationwide, with approximately 90 businesses viewing the RFQ before it closed on January 15, 2014. Six (6) Statements of Qualifications (SOQ's) were received in response to the solicitation. The Evaluation Committee, supervised by the Purchasing Office and comprised of voting members from the Facilities Management Department (2 votes)

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a pdf to agenda@co.travis.tx.us by Tuesdays at 5:00 p.m. for the next week's meeting.

and Planning and Budget Office (1 vote), as well as advisory members from the Purchasing Office's HUB Program and URS Corporation, the County's Program Manager, met on January 27, 2014, to shortlist the top four (4) teams after reviewing and scoring the SOQ's received against the established evaluation criteria.

After establishing the shortlist, the Evaluation Committee conducted oral interviews with the four short-listed teams on February 6-7, 2014. After interviews, the Evaluation Committee provided final scores based upon teams' written responses to the RFQ and oral interviews to determine the final comprehensive ranking as follows: 1. HOK; 2. Pierce Goodwin Alexander & Linville, Inc. (PGAL); 3. CGL RicciGreene Design Group, LLC; 4. Dewberry Architects, Inc.

The Evaluation Committee was unanimous in selecting HOK as the highest-ranked team. The Purchasing Agent requests authorization to begin formal negotiations with HOK, including price, to finalize a contract for the Court's approval. Should negotiations be unsuccessful, the Purchasing Agent requests authorization to then commence negotiations with the next highest-ranked team.

➤ **Solicitation-Related Information:**

Solicitations Sent: 90

Responses Received: 6

HUB Information: No

% HUB Subcontractor: 35.75

➤ **Funding Information:**

SAP Shopping Cart #:

Funding Account(s): 0001109002511890

Comments: Funding for this contract to be transferred to PBO account above from Civil and Family Court House Reserve account number 0001198000580210 prior to contract award.

REQUIRED ACTION

_____ Approved _____ Disapproved

Samuel T. Biscoe

Date

County Judge



PLANNING AND BUDGET OFFICE
TRAVIS COUNTY, TEXAS

700 Lavaca St., Suite 1560
P.O. Box 1748
Austin, Texas 78767

TO: Cyd Grimes, C.P.M., CPPO, Purchasing Agent
Jorge Talavera, CPPO, CPPB, Purchasing Agent Assistant

FROM: Belinda Powell, Strategic Planning Manager *BPowell*

DATE: February 11, 2014

RE: Recommendation to authorize negotiations with the highest rank team for the Independent Representative / Compliance Architect services for the Civil and Family Court House.

On July 23, 2013 the Commissioners Court approved the use of a Design-Build approach to development for the Civil and Family Court House and in November 2013, approved the contract with URS Corporation for Program Management services for the project. With the selection of a Design-Build delivery, the need to hire an Independent Representative / Compliance Architect, (IR/CA), became a priority to complete the County's team of experts needed for the project. The RFQ for the IR/CA was issued in December 2013 and closed January 15, 2014. Interviews by the evaluation committee for the short listed respondents were held February 6th and 7th, 2014.

The evaluation committee unanimously selected Hellmuth, Obata & Kassabaum, LP, HOK as the top ranked team. I am therefore recommended that the Purchasing Office seek authorization from the Commissioners Court to negotiate with HOK for the IR/CA services that will be needed for the Civil and Family Court House project.

Please note that funding for the contract, once it is negotiated, will come from the Civil and Family Court House reserve, 00011980005805210. The funds for at least the phase(s) of work needed to prepare information for finalizing the construction cost estimates, and information needed for the public education initiative for a bond referendum, will be transferred to the Planning and Budget Office, 0001109002511890.

Please let me know if there is any additional information you need to move this RFQ forward toward negotiations.

Copies to:
Leslie Browder, County Executive, Planning and Budget
Roger Jefferies, County Executive, Justice and Public Safety
Nicki Riley, County Auditor
Jessica Rio, Budget Director

Diana Ramirez, Assistant Budget Director
Travis Gatlin, Assistant Budget Director
Peg Liedtke, Civil Court Administrator
Roger El Khoury, Director Facilities Management
John Hille, Assistant County Attorney
Tenley Aldredge, Assistant County Attorney
Tom Nuckols, Assistant County Attorney

EVALUATION CRITERIA AND WEIGHTED FACTORS (RFQ Excerpt)

Travis County is seeking firms and /or teams that have specific experience and/or knowledge of City of Austin development regulations and building codes, Texas Accessibility Standards, and other applicable regulations. Lead professionals shall be licensed or certified in their profession where applicable.

The proposed Project Team should also have experience in the following areas:

- A. Previous experience on court house projects of similar size and scope. Such experience to include planning, programming, site analysis, site design, building design, cost estimating, and construction contract administration under a design-build development of a LEED-certified mid-rise or high-rise in an urban core.
- B. Previous experience with design-build projects. Such experience must include familiarity with design-build solicitation, procurement, selection, and associated contract forms.
- C. Experience with site assessments and cost/benefit analysis work for urban sites, including central chiller plants, site utilities, campus telecommunications network design, and centralized emergency power systems.
- D. Knowledge of the rules and requirements of the Texas Commission on Jail Standards.
- E. Familiarity with the requirements of the American Correctional Association.
- G. Compliance with Travis County Historically Underutilized Business (HUB) Program
- H. Programming, planning, design and construction contract administration under a design-build development for secure government buildings that incorporate secure parking garage facilities.

The evaluation factors and their corresponding weights are as follows:

- 1. Qualifications and Experience of the Consultant, including Subconsultants 35**
 - a. Consideration will be given to the experience and technical competence of the firms in the project types and services noted above.
 - b. Additional consideration will be given for Project Teams that have performed well as a team on past similar projects.
 - c. Consideration will be given to the communications skills of the firm, as evidenced by the clarity, brevity and completeness of the Qualifications Statement.
- 2. Qualifications and Experience of Key Individuals 35**
 - a. Consideration will be given to the experience and technical competence of the key individuals who will be assigned to the Project. Extensive knowledge of the functional needs, operations and industry design standards for secure government office buildings are essential.
 - b. Additional consideration will be given for familiarity with state-of-the-art trends in security systems, LEED-certified mid-rise and high-rise Court buildings, underground secure parking garages, and inmate holding and transfer areas.
- 3. Project Approach Work Plan, Schedule and ability to work under overall Program Manager 20**
 - a. Consideration will be given to completeness of Project approach and work plan, which effectively encompass the Project issues and needed professional services.
 - b. Consideration will be given to the Project Team's ability to effectively deliver services to Travis County in a timely fashion under the proposed schedule, without delays or interference caused internally by the firm, such as conflicts with other professional commitments.
 - c. Ability to work in coordination with and under the overall management by the Program Manager.
- 4. Compliance with County's Historically Underutilized Business (HUB) Program 10**
 - a. Respondent must submit a HUB subcontracting plan that complies with the County's HUB Program requirements and shows a "Good Faith Effort" to subcontract with HUB subconsultants where feasible. Additional consideration will be given to respondents who meet or exceed the established HUB goals as outlined in this RFQ, Part I-General Information, Paragraph 5.0, "HUB Program Requirements."

RFQ No. Q1309-006-JT, Evaluation Synopsis

Written SOQ Scores	CGL RicciGreene Design Group, LLC	Dewberry Architects, Inc.	Hellmuth Obata & Kassabaum, LP (HOK)	Muñoz & Company	Perkins Eastman	Pierce Goodwin Alexander & Linville, Inc. (PGAL)
Evaluator No. 1	3.15	3.20	2.90	2.65	1.95	3.45
Evaluator No. 2	4.30	4.20	4.20	3.65	4.00	4.30
Evaluator No. 3	4.30	4.00	4.35	3.20	3.80	3.40
Total Score	3.92	3.80	3.82	3.17	3.25	3.72
Ranking	1	3	2	6	5	4

Final Scores (After Interviews)	CGL RicciGreene Design Group, LLC	Dewberry Architects, Inc.	Hellmuth Obata & Kassabaum, LP (HOK)	Pierce Goodwin Alexander & Linville, Inc. (PGAL)
Evaluator No. 1	4.00	4.00	4.65	4.40
Evaluator No. 2	4.00	3.15	4.70	4.50
Evaluator No. 3	3.75	2.80	4.50	3.35
Final Score	3.92	3.32	4.62	4.08
Ranking	3	4	1	2

Date	IR/CA RFQ Evaluation/Selection Process Activity
January 8	Last (only) Addendum Issued
January 13	Teleconference/meeting with Evaluation Committee, URS regarding evaluation framework, process
January 15	RFQ Closes
January 16	RFQ responses distributed by Purchasing for review and scoring
January 22	Preliminary scores due to Purchasing by C.O.B.
January 23	Meeting to finalize scores/shortlist respondents
January 24	Shortlisted teams notified and interviews scheduled
January 29-31	Interviews, any requests for additional information and/or final scoring
February 3	Recommendation to Purchasing to commence negotiations with highest ranked team
February 11	Commissioners Court approves Evaluation Committee recommendation, authorizes Purchasing Agent to commence negotiations
February 12-14	Negotiations scheduled, negotiations preparation
February 17-21	Negotiations held, begin contract preparation
February 24-March 4	Final negotiations, contract finalized
March 4	Contract award recommendation to Purchasing
March 8	Agenda posting for Commissioners Court approval of contract award
March 18-25	Contract consideration/award by Commissioner Court