

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Engineering and Construction Management

AGENDA DATE: November 6, 2012

CONTACT PERSON NAME AND PHONE NUMBER: R. Alan Shubert, P.E., Baseball Stadium Project Engineer
(X4423)

DISTRICT(S) AFFECTED: District 8

SUBJECT:

Discussion and action to approve a resolution that authorized the use of the Construction Manager-at-Risk alternative project delivery method for the Rehabilitation of 801 Texas and the Mulligan (Luther) Buildings projects and that the City Engineer is authorized to issue a Request for Proposals for a Construction Manager-at-Risk for such construction projects.

BACKGROUND / DISCUSSION:

The proposed resolution requests that the City Council formally authorizes the use of the Construction Manager-at-Risk as the alternative construction project delivery method for the Rehabilitation of 801 Texas and Mulligan (Luther) Buildings and allows the City Engineer the ability to issue a Request for Proposals.

PRIOR COUNCIL ACTION:

City Council approved the use of Construction Manager-at-Risk as an alternative project delivery method on September 18, 2012.

AMOUNT AND SOURCE OF FUNDING:

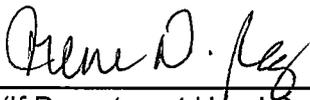
Funding source: 2013 City Hall Relocation Certificates of Obligation

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



(If Department Head Summary Form is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

RESOLUTION

WHEREAS, on July 20, 2004, the City Council adopted a resolution approving the use of alternate project delivery methods for construction projects pursuant to Section 271.113 of the Texas Local Government Code (now Section 2267 of the Texas Government Code) that provides the best value to the City;

WHEREAS, on September 18, 2012, the Council approved adding Construction Manager-at-Risk as an alternate project delivery method for the design, construction, rehabilitation, alteration, or repair of City facilities as set forth in the Construction Manager-at-Risk Procurement Policy;

WHEREAS, on September 18, 2012, the City Council accepted the donation of real property described as Lots 11-14, Block 230 Campbell Addition, El Paso County Texas, municipally known as 218 N. Campbell and commonly referred to as the Mulligan (Luther) Building from Luther Acquisition LP and authorized the City Manager to sign all documents and take all actions necessary to effectuate this transaction;

WHEREAS, City staff has recommended that the City purchase the property described as Lots 1 to 5, Block 227 Campbell Addition, El Paso, Texas, municipally known as 801 Texas Street;

WHEREAS, both properties will be used by City for a public purpose to provide office space for City departments and staff and requires rehabilitation and construction of improvements prior to occupancy by City and members of the public accessing city services;

WHEREAS, the City's Construction Manager-at-Risk Procurement Policy designates the City Engineer to determine, before advertising, which alternative project delivery method for construction provides the best value to the City, provided that that the Council shall approve the issuance of a Solicitation for any Construction Manager-at-Risk project prior to its issuance;

WHEREAS, the City Engineer has determined that Construction Manager-at-Risk one-step process is the alternative project delivery method that would provide the best value to the City rehabilitation of these two properties and requests the Council's approval of the issuance of an Request for Proposals for a Construction Manager-at-Risk for such projects;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

THAT the use of the Construction Manager-at-Risk one-step alternative project delivery method for the rehabilitation and construction is approved for (a) the property at 218 N. Campbell (aka Mulligan (Luther) Building) and (b) subject to the Council's approval of the acquisition, the property at 801 Texas Street, and the City Engineer is authorized to issue a Request for Proposals for a Construction Manager-at-Risk for such project(s).

PASSED AND APPROVED this _____ day of _____, 2012.

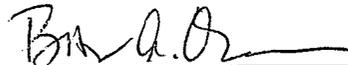
CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

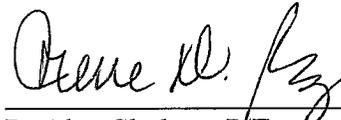
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Bertha A. Ontiveros
Assistant City Attorney

APPROVED AS TO CONTENT:



for R. Alan Shubert, P.E.
Baseball Stadium Project Engineer
Engineering & Construction Management